This form is only to be used for changes made to a current planning permit application

DECLARATION FOR AMENDMENT TO A PLANNING PERMIT APPLICATION

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.

PLANNING PERMIT NO:

Transcribed by

DATE RECEIVED:

FEE PAID: $

Planning and Environment Act 1987 Sections 50 & 50A & 57A. Planning and Environment Regulations, Regulation 16. Council is collecting the information on this form so that it may consider your application in accordance with Part IV of the Planning and Environment Act 1987. Council must make a copy of this application available for any person to inspect free of charge in accordance with Section 51 of the Act.

Please print clearly. Please read the notes on the back before completing this form.

THE APPLICANT: Who is making this amendment

Name: [redacted]

Tel.:

Address: 31 Enfield Ave, Preston

THE LAND: Give the address and title particulars of the land.

15-17 Eyre St, Westmeadows

PROPOSED AMENDMENTS: what changes are being requested since lodging the original application for planning permit (attach letter if required)

The First-Floor setback of Units 10 and 11 have been increased to 2.25m to comply with the existing north facing windows standard.

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THE OWNER: The owner must be notified of these proposed changes

[redacted]

	DECLARATION TO BE COMPLETED FOR ALL APPLICATIONS This form must be signed. Please complete A, B or C	
A	I declare that I am the Application and Owner of this land that all information given is true and correct	Owner/Applicant Signature: Date:
B	I am the Owner of the land. I have seen this application	Owner Signature: Date:
	I/We the Applicant declare that all information given is true and correct	Applicant Signature: Date:
C	I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct	Applicant Signature [redacted] Date: 02/06/2026

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HOW TO AMEND AN APPLICATION FOR A PLANNING PERMIT

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Section 50. Amendment to application at request of applicant before notice

(1) An applicant may ask the responsible authority to amend an application before notice of the application is first given under section 52.
(2) An amendment to an application may include—
- (a) an amendment to the use or development mentioned in the application; and
- (b) an amendment to the description of land to which the application applies; and
- (c) an amendment to any plans and other documents forming part of or accompanying the application.

(3) A request under this section must—
- (a) be accompanied by the prescribed fee (if any); and
- (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
- (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant, that the applicant has notified the owner about the request.

(4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.
5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
(6) The responsible authority must make a note in the register if any amendment is made to an application under this section.
(7)On the amendment of an application under this section, the amended application is to be taken—
- (a) to be the application for the purposes of this Act; and
- (b) to have been received on the day that the request for amendment was received by the responsible authority.

50A. Amendment of application by responsible authority before notice

(1) With the agreement of the applicant and after giving notice to the owner, the responsible authority may make any amendments to an application that it thinks necessary before notice of the application is first given under section 52.
(2) An amendment to an application may include—
- (a) an amendment to the use or development mentioned in the application; and
- (b) an amendment to the description of land to which the application applies; and
- (c) an amendment to any plans and other documents forming part of or accompanying the application.

(3) The responsible authority may require the applicant—
- (a) to notify the owner under subsection (1); and
- (b) to make a declaration that that notice has been given.

(4) The responsible authority must make a note in the register if any amendment is made to an application under this section.
(5) On the amendment of an application under this section, the amended application is to be taken—
- (a) to be the application for the purposes of this Act; and
- (b) to have been received on the day that the applicant agreed to the amendment.

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57A. Amendments to application after notice of application is given

(1) An applicant may ask the responsible authority to amend an application after notice of the application is given under section 52.
(2) An amendment to an application may include—
- (a) an amendment to the use or development mentioned in the application; and
- (b) an amendment to the description of land to which the application applies; and
- (c) an amendment to any plans and other documents forming part of or accompanying the application.

(3) A request under this section must—
- (a) be accompanied by the prescribed fee (if any); and
- (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
- (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant that the applicant has notified the owner about the request.

(4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.
(5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
(6) The responsible authority must make a note in the register if any amendment is made to an application under this section.
(7) On the amendment of an application under this section—
- (a) the amended application is to be taken—
  - (i) to be the application for the purposes of this Act; and
  - (ii) to have been received on the day that the request for amendment was received by the responsible authority; and
- (b) all objections made in relation to the original application are to be taken to be objections to the amended application.

(8) Nothing in this section affects any right a person may have to make a request under section 87 or 89 in respect of anything done or not done in relation to the original application.
(9) Sections 52 and 55 do not apply to an amended application.

Send your completed form and all documents to the Responsible Authority:

HUME CITY COUNCIL – STATUTORY PLANNING
P O BOX 119, DALLAS 3047
1079 PASCOE VALE RD. BROADMEADOWS

Date: 02/06/2026

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Hume City Council
PO Box 110
Dallas 3047

Application Number: P27146
Address: 15-17 Eyre Crescent, Broadmeadows
Proposal: Development of 12 dwellings

To whom it may concern,
We wish to apply for an S50 Amendment
Please see the documents enclosed:

- S50 Amendment Form
- Neighbourhood Site Description.
- Design Response.
- Street Elevations.
- Shadow Diagrams.
- Architectural Plans and Elevations.

PLANNING & DESIGN

Address:
31 Enfield Ave
Preston Vic 3072

Mob: 0411 758 381
Ph: 03 9018 1529
Fax: 03 9014 7197

Email:
admin@planninganddesign.com.au

The following Changes Have Been Made:

- The First-Floor setback of Units 10 and 11 have been increased to 2.25m to comply with the existing north facing windows standard.

Additional Information:

- The provision of a passing bay is not required due to the driveway not exceeding 50m. Additionally, the passing bay cannot be accommodated for sue to the requirement of Tree Canopy Coverage and Garden Area Provisions.

Any further Information required we would wish to request for additional time to address prior to advertising.

If you wish to discuss any issues further,
Please feel free to contact the office.
Yours faithfully:

Chinh Mai
Director.
(B. Planning & Design and B.Arch with hons. Melb. Uni)

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HUME CITY COUNCIL

Office Use Only

Application No.: Date Lodged: / /

Application for Planning Permit

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Planning Enquiries
Phone:
Web: http://www.hume.vic.gov.au

If you need help to complete this form, read *How to Complete the Application for Planning Permit form*.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) are mandatory and must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

The Land

(1) Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 15-17	St. Name: EYRE ST

Suburb/Locality: WESTMEADOWS | Postcode:3049

Formal Land Description *
Complete either A or B.

This information can be found on the certificate of title.

A Lot No.: 4, 5 ◯ Lodged Plan ◯ Title Plan ◉ Plan of Subdivision No.: 112965

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

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The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

(2) **For what use, development or other matter do you require a permit?** *

If you need help about the proposal, read: *How to Complete the Application for Planning Permit Form*

12-UNIT DEVELOPMENT
CONSTRUCTION OF 12 NEW DWELLINGS

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

(3) **Estimated cost of development for which the permit is required** *

Cost $1.8 MIL

You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

(4) **Describe how the land is used and developed now** *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

SINGLE DWELLING

Provide a plan of the existing conditions. Photos are also helpful.

Title Information

5 Encumbrances on title *

If you need help about the title, read: *How to Complete the Application for Planning Permit Form*

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as easement or building envelope?

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- ◯ Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ◯ No
- ◉ Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

6 Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:

[redacted]

Organisation (if applicable): PLANNING & DESIGN

Postal Address:

Unit No.:

St. No.: 31

If it is a P.O. Box, enter the details here:

St. Name: ENFIELD AVE

Suburb/Locality: PRESTON

State: VIC

Postcode: 3072

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details *

Same as applicant (if so, go to 'contact information') ☐

Name:

[redacted]

Organisation (if applicable): PLANNING & DESIGN

Postal Address:

Unit No.:

St. No.: 31

If it is a P.O. Box, enter the details here:

St. Name: ENFIELD AVE

Suburb/Locality: PRESTON

State: VIC

Postcode: 3072

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*Please provide at least one contact phone number **

Contact information

Business Phone: 0390181529

Email: VIET@PLANNINGANDDESIGN.COM.AU

Mobile Phone: 0411758381

Fax:

[redacted]

Declaration

7 This form must be signed by the applicant *

[redacted]

Need help with the Application?

If you need help to complete this form, read *How to complete the Application for Planning Permit Form*.
General information about the planning process is available at *http://www.dpcd.vic.gov.au/planning*.

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Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

8 Has there been a pre-application meeting with a Council planning officer?

◯ No ◯ Yes If 'yes', with whom?:

Date: day / month / year

Checklist

9 Have you:

- ✓ Filled in the form completely?
- ✓ Paid or included the application fee?

  ⚠ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
- Provided all necessary supporting information and documents?
  - ✓ A Full, current copy of title information for each individual parcel of land, forming the subject site.
  - ✓ A plan of the existing conditions.
  - ✓ Plans showing the layout and details of the proposal.
  - ✓ Any information required by the planning scheme, requested by council or outlined in a council planning permit check list.
  - ✓ If required, a description of the likely effect of the proposal (eg. traffic, noise, environmental impacts).
- ✓ Completed the relevant Council planning permit checklist?
- ✓ Signed the declaration (section 7)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Hume City Council
PO Box 119 Dallas VIC 3047

Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Fax: 61 03 93090109
Email: email@hume.vic.gov.au
DX: 94718
Translation: (03) 9205 2200 for connection to Hume Link's multilingual telephone information service

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PLANNING & DESIGN

PLANNING REPORT ASSESSMENT

15-17 Eyre Street, Westmeadows

Proposed development of twelve dwellings

[redacted]

Dated: 18 June 2026

PLANNING AND DESIGN

31 Enfield Avenue
Preston VIC 3072

T: 03 9018 1529
E: admin@planninganddesign.com.au

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01 | Proposal

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The proposal involves the development of twelve dwellings in a General Residential Zone (GRZ1). Key features of the development are summarized below:

Dwelling Layout

- Proposed twelve dwellings are double storey in height.
- Units 1 & 12 are sited to front the street. Units 2-6 are sited behind unit 1 and units 7-11 are sited behind unit 12.
- Units 1,6,7 and 12 are designed with traditional living configurations featuring open plan living, meals and kitchen area on the ground level.
- Units 2-5,8-11 is designed with an open plan configuration with living, meals and kitchen on the ground floor. On the First floor will consist of a balcony with a retreat area and bedrooms.
- Unit 1 and 12 is designed with four bedrooms on the first floor.
- Units 2-5, 8-11 is designed with 2 bedrooms on the first floor.
- Units 6 and 7 is designed with 3 bedrooms on the first floor.

Vehicle access and car parking

- The existing crossover will be modified for vehicle access to all twelve dwellings.
- Units 2-11 are provided with a single garage.
- Unit 1 and 12 is provided with a single garage and single car space.

Landscaping

- Existing vegetation on site is proposed to be removed.
- Comprehensive landscaping will be introduced with new plantings.
- Dwellings will have direct access to secluded private open space from the living/meals area.

Setbacks & Building Heights

- Proposed front setback is 6m from Eyre Street.
- The overall height of the proposed dwellings (highest point) is 7.93m to the top of the roof ridge.

Other features

- Proposed development will not have a front fence.

Planning Permit Trigger

Planning permit is required under Clause 32.08-6 of the Hume Planning Scheme to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

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02 | Site and Surrounds

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Subject Site

The subject site is located on the west side of Eyre Street. The site has a total area of 1717.6sqm, with a front and rear boundary of 33.87m and two side boundaries of 50.70m (north) and 50.72m (west). The site has a fall of approximately 8.6m from northeast to southwest. An easement is present along the rear boundary of the site.

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The current site contains a dwelling constructed of brick veneer with a hipped tile roof. It is setback approximately 10.5m from Eyre Street. The dwelling is situated to the north side of the property, leaving large areas of private open space to the south and west of the site. Carports, sheds, shelters and a swimming pool are present to the rear and along the side boundaries. The front and rear yard is bushy in character, with lawn cover, shrubs and trees. Fencing is absent along the front boundary. All existing structures and vegetation are proposed to be removed to accommodate the new development.

No pedestrian footpath is available along the street. Street trees are present in the nature strip fronting the site. Vehicle access is available via a crossover located to the middle of the street frontage, this will be modified to Council's standard.

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Surrounding Properties

The Neighbourhood and Site Description Plan provides details on the site and surrounding context. The immediate interfaces to the subject site are illustrated below:

To the north of the site:

19 Eyre Street

The property is occupied by a double storey brick dwelling with pitched tile roof. It is setback approximately 12.1m from the street. A large carport is situated in front of the dwelling, approximately 6.6m from the street. Pickets fencing of 1.65m height is setback from the front boundary, with a row of hedges planted in front. Vehicle access is provided to the south end of the street frontage.

To the east of the site:

Opposite the subject site is Eyre Street Reserve.

To the south of the site:

13 Eyre Street

The house is a single storey brick dwelling with pitched tile roof. It has a setback of approximately 7.6m from the street. The property is unfenced along the front boundary with a bushy front yard. Vehicle access is available via a crossover located to the south end of the street frontage.

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To the west of the site:

26 Elizabeth Street

The house is a single storey brick dwelling with pitched tile roof. The front garden is bushy in character, with tall canopy trees present to screen the property along with a brick front fence that is low in height. Vehicle access is available via a crossover located to the south end of the street frontage.

28 Elizabeth Street

The property is occupied by a split-level brick dwelling with pitched tile roof. It has a well-established front yard with brick fencing along the front boundary. The garages are attached to the ground level of the dwelling, connecting to the street via a crossover located to the south end of the street frontage.

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Neighbourhood Context

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The surrounding area is an established residential area, consists predominantly of post war period dwellings and newer developments. Houses around the neighbourhood are mostly detached one to two storey tall dwellings with brick veneer and tile roofs. The area has been experiencing a relatively high degree of infill development. They are diverse in architectural style, however, are generally double storey in structure.

Garages and carports are commonly recessive in the streetscape, situated to the side or rear of the dwellings. Front fences when present, are generally of varying styles and heights. Front gardens of adjoining properties are a combination of low maintenance and fully established, consisting of lawn cover and various sized native or indigenous trees and shrubs. High canopy trees are frequently present along the nature strips and inside the garden of properties.

The subdivision pattern of the area varies in size and shape, block sizes approximately range from 200-1700sqm. The setbacks of the dwellings along Eyre Street in proximity to the subject site range from approximately 7-11m.

Multi-dwelling developments in the neighbourhood includes:

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The Locality

Eyre is a local street connecting to Kenny Street (north). The site is located within convenient proximity to various community services and facilities.

Public Transport services

- Bus service 477 – Moonee Ponds – Broadmeadows Sta runs nearby on Elizabeth Street.
- Bus service 484 – Broadmeadows – Roxburgh Park runs nearby on Elizabeth Street.
- Bus service 901 – Frankston – Melbourne Airport runs nearby on Broadmeadows Road.
- Bus service 902 – Chelsea – Airport West runs nearby on Broadmeadows Road.
- Bus service 959 – City – Broadmeadows Station runs nearby on Broadmeadows Road.
- Broadmeadows Station is approximately 2.5km east (5min drive). Bus interchanges are available at the station for 10 routes.

Public open space, sport and recreation facilities

- Eyre Street Reserve is approximately 20m east (1min drive).
- Broadmeadows Valley Park is approximately 350m east (1min drive).
- Moonee Pons Creek Parkland is approximately 650m west (2min drive).
- Harricks Crescent Reserve is approximately 850m north (2min drive).
- Broadmeadows Aquatic and Leisure Centre is approximately 2.6km east (6min drive).

Education services

- Westmeadows Primary School is approximately 800m west (2min drive).
- Hume Central Secondary College is approximately 2.5km east (5min drive).
- School of the Good Shepherd is approximately 3.1km south (6min drive).
- Penola Catholic College is approximately 3.5km east (7min drive).

Retail services

- Broadmeadows Central is approximately 2.5km east (5min drive).
- Gladstone Park Shopping Centre is approximately 2.5km west (5min drive).

Religious services

- Anglican Parish of Westmeadows is approximately 700m west (2min drive).

Health services

- Westmeadows Medical Centre is approximately 1.4km west (3min drive).
- Broadmeadows Hospital is approximately 2.2km east (4min drive).

Community services

- Westmeadows Community Centre is approximately 1.3km west (2min drive).
- Broadmeadows Library is approximately 2.6km east (6min drive).

Emergency and government services

- VicRoads is approximately 2.1km east (5min drive).
- Hume City Council is approximately 2.5km east (6min drive).
- Australia Post is approximately 2.9km east (7min drive).
- Centrelink and Medicare is approximately 3.3km east (7min drive).

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Site Opportunities & Constraints

Site opportunities and constraints has been identified through an assessment of the site and context. The proposed development has been designed to respond positively to these matters.

Opportunities

- The site is located within close proximity to numerous services and facilities including public transport, shops, schools and public open space.
- The orientation of the site provides opportunities to capitalise on the northern aspect.

Constraints

- The site has an easement running along the rear boundary.
- The site has a relatively steep slope.
- The properties to the north, south and west contains secluded open space areas in proximity to the common boundary. Overlooking, overshadowing and visual bulk impacts on these areas need to be carefully managed.

03 | Planning Policies and Controls

Planning Policy Framework

The Planning Policy Framework (PPF) provides the broad guiding principles to facilitate appropriate land use and development. The following key themes and policies are of particular relevance to this application:

Clause 11 Settlement, including:

- Clause 11.01-1S Settlement
  To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

- Clause 11.01-1R Settlement – Metropolitan Melbourne
  Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city and protect the values of non-urban land.

- Clause 11.02-1S Supply of urban land
  To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Clause 15 Built Environment and Heritage, including:

- Clause 15.01-1S Urban design
  To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

- Clause 15.01-1S Urban design – Metropolitan Melbourne
  To create a distinctive and liveable city with quality design and amenity.

- Clause 15.01-2S Building design
  To achieve building design outcomes that contribute positively to the local context and enhance the public realm.

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- Clause 15.01-3S Subdivision design
  To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

- Clause 15.01-4S Healthy neighbourhoods
  To achieve neighbourhoods that foster healthy and active living and community wellbeing.

- Clause 15.01-4R Healthy neighbourhoods – Metropolitan Melbourne

- Clause 15.01-5S Neighbourhood character
  To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 16 Housing, including:

- Clause 16.01-1S Housing supply
  To facilitate well-located, integrated and diverse housing that meets community needs.

- Clause 16.01-1R Housing supply – Metropolitan Melbourne

- Clause 16.01-2S Housing affordability
  To deliver more affordable housing closer to jobs, transport and services.

Clause 18 Transport, including:

- Clause 18.01-1S Land use and transport integration
  To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

Local Planning Policy Framework

The Municipal Strategic Statement (MSS) and Local Planning Policies outline key objectives and strategies of a given municipality and provide specific guidelines for planning, land use and development. The proposal accords with the following key municipal strategies and local policies:

Clause 21.01 Municipal Profile:

Hume City is one of Melbourne's seven growth area municipalities. It also forms a part of Melbourne's Northern Growth Corridor, which plays a vital role in meeting demands of the growing population. The municipal is a key gateway to the north of Melbourne with great accessibility to the Melbourne CBD, Melbourne Airport and the Port of Melbourne.

Clause 21.02 Urban Structure and Settlement:

Clause 21.02-1 in planning for managing growth and increasing choice, key objectives and strategies of relevance include:

Objective 1	*To facilitate large scale change that meets the needs of Hume's growing population and provides choice and equitable access to a range of housing, employment, transport, services and facilities.*
Strategy 1.2	*Identify strategic development sites with good access to public transport that can accommodate increased dwelling densities and provide for smaller housing products.*

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Strategy 1.3 *Facilitate high density residential development within and around activity centres and train stations.*

Objective 2 *To ensure that the planning for growth in Hume minimises the impact on the environment and heritage.*

Strategy 2.1 *Ensure biodiversity, landscape, heritage and waterway values are appropriately considered during the planning process.*

Strategy 2.2 *Ensure new development maximises the retention of biodiversity, including scattered trees.*

Clause 21.02-2 in planning for the Hume Corridor, key objectives and strategies of relevance include:

Objective 4 *To plan for and enable large scale change within the Hume Corridor.*

Strategy 4.2 *Manage the outward expansion of the Hume Corridor.*

Strategy 4.3 *Facilitate Transit Oriented Development around existing and future train stations at Broadmeadows, Craigieburn and Lockerbie, and along Craigieburn Road east of the Craigieburn Town Centre.*

Strategy 4.4 *Maintain existing subdivision patterns and discourage development that would prejudice the planning of future Precinct Structure Plan areas.*

Clause 21.03 Liveable Neighbourhoods and Housing:

Clause 21.03-2 in planning for housing, key objectives and strategies of relevance include:

Objective 4 *To increase the diversity of housing in Hume.*

Strategy 4.1 *Encourage well designed infill residential development that provides smaller housing product.*

Strategy 4.2 *Encourage the development of one and two bedroom dwellings.*

Strategy 4.3 *Encourage housing that is able to be adapted for different life stages or is suitable for the needs of an ageing household.*

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Clause 21.04 Built Environment and Heritage:

Clause 21.04-1 in planning for urban design, key objectives and strategies of relevance include:

Objective 1 *To improve the image and appearance of Hume Corridor's established areas and deliver high quality development in new growth areas across Hume.*

Strategy 1.2 *Ensure development addresses the street and provides an active interface to the public realm, including open space and creek corridors.*

Strategy 1.3 *Ensure development addresses the street and provides an active interface to the public realm, including open space and creek corridors.*

Strategy 1.4 *Ensure development is designed to follow the natural land form in areas with slope to minimise the need for cut and fill and the appearance of visual bulk.*

Strategy 1.5 *Encourage built form to incorporate architectural treatments and use of colours, materials and finishes that are visually interesting and engaging, particularly for industrial, commercial and high density residential development and in areas with a high volume of pedestrian traffic.*

Objective 3 *To enable well designed medium and higher density residential development that protects the amenity of existing residents and sensitively responds to identified preferred neighbourhood character.*

Strategy 3.6 *Encourage and support well designed infill residential development in areas characterised by single and double storey detached dwellings.*

Strategy 3.8 *Encourage front fencing that is low and/or permeable.*

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Clause 21.04-2 in planning for environmentally sustainable design and development, key objectives and strategies of relevance include:

Objective 7 *To encourage environmentally sustainable design and development.*
Strategy 7.2 *Support development that encompasses environmentally sustainable design principles and operating practices.*
Strategy 7.4 *Support development that incorporates energy conservation, efficiency and generation*
Strategy 7.5 *Support development that incorporates water conservation and water sensitive urban design practices at both an individual site and precinct wide scale.*
Strategy 7.6 *Support development that integrates waste management and recycling facilities and ensure appropriate design and access for waste and recycling collection.*
Strategy 7.7 *Encourage the use of sustainable building materials including recycled materials.*
Objective 8 *To minimise the contribution of new development to the Urban Heat Island effect.*
Strategy 8.1 *Encourage development to maximise the use of permeable surfaces.*

Clause 21.07 Transport Connectivity and Infrastructure:

Clause 21.07-1 in planning for connectivity and choice, key objectives and strategies of relevance include:

Objective 4 *To design high quality, well-connected neighbourhoods which promote sustainable modes of transport.*
Strategy 4.1 *Ensure the design of subdivisions provides a permeable and legible street network which allows safe and direct pedestrian and cycle access to local destinations and the major road network.*

Clause 22.15 Residential Neighbourhood Character – Westmeadows Local Policy:

The Westmeadows Local Policy ensures that new development respects and enhances the preferred neighbourhood character of the residential areas of Westmeadows. 2 different precincts have been identified within the suburb of Westmeadows, they each display a distinctive relationship of dwellings to the streetscape and landscape. The subject site is categorised as Westmeadows 2, this area is described as:

This area of Westmeadows is centred on a village located in the Moonee Ponds Creek Valley. The proximity of the Creek Valley gives the area a distinct semi-rural quality. The mix of building styles, front setbacks and building spacing is unified by the wide nature strips that sometimes extend uninterrupted to the kerb, and the established garden settings of the dwellings. The gardens often contain pockets of mature trees and other substantial vegetation, and adjacent to the creek corridor native trees complement the creek environs. The buildings are generally low scale, although the hilly terrain in some streets has encouraged two storey dwellings that usually fit into the landscape. A lack of front fencing and low front fences in other areas, adds to the garden dominated vistas along the streetscapes.

The preferred neighbourhood character statement is: *The garden dominated streetscapes and cohesiveness of the area will be maintained and enhanced.*

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Clause 22.21 Environmentally Sustainable Development

The overarching objective of the clause is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation. The following elements will need to be considered: energy performance, water resources, indoor environment quality, stormwater management, transport, waste management and urban ecology.

Statutory Planning Controls

Zone

The land is in a General Residential Zone – Schedule 1. The purpose of this Zone includes

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Minimum Garden Area requirement

Clause 32.08-4 applies to the construction or extension of a dwelling or residential building. Table below sets out the requirement for the minimum percentage of a lot set aside as garden area:

400-500sqm	*25%*
Above 500-650sqm	*30%*
Above 650sqm	*35%*

Maximum building height requirement for a dwelling or residential building

Clause 32.08-10 applies to a dwelling or residential building.

- *The building height must not exceed 11 metres; and*
- *The building must contain no more than 3 storeys at any point.*

Varied Requirements of Clause 55

There are no varied Clause 55/ResCode requirements in Schedule 1 to the General Residential Zone.

Overlay

The land is not affected by any planning overlays.

Permit Trigger

As identified earlier in this report, a planning permit is required under Clause 32.08-6 of the Hume Planning Scheme to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

Particular Provisions

The following particular provisions are relevant to the consideration of the application:

Clause 52.06 Car Parking

The clause applies for the provision of car parking. Purpose of this clause is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*

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- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 53.18 Stormwater Management in Urban Development

The clause applies to an application to construct a building. Purpose of this clause is:

- *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

Clause 55 Two or More Dwellings on a Lot and Residential Buildings

The Clause (ResCode) applies as a standard guideline to the proposal. Purpose of this clause is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

General Provisions

Clause 65 Decision Guidelines establishes a list of considerations prior to deciding on an application or approval of a plan. Relevant matters include:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision. Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

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04 | Planning Assessment

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Planning Policy Considerations

The proposal is in accordance with the overarching objectives within the Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement. The findings are as follows:

Urban consolidation

The subject site is situated in an established and highly accessible area, achieving urban consolidation for the efficient use of existing infrastructures and services. It is within walking distance to public transportation. Furthermore, it has excellent proximity to activity centres, schools, recreation facilities and other social infrastructure. The high accessibility of the site will encourage residents to use sustainable transport modes such as walking, cycling and public transport. As sought by Clause 11, 16, 18, 21.02 and 21.07 of the planning scheme.

Housing supply, diversity and affordability

The proposed development has been designed to comply with the managing of change and growth in the residential areas of Hume. The proposal brings a total of twelve dwellings of different sizing and layout to the area. This will provide a greater housing choice and diversity to the neighbourhood. Housing affordability is also encouraged as multi-unit developments are relatively more affordable in comparison to low density developments (single dwelling on a similar sized land). As sought by Clause 16 and 21.03 of the planning scheme.

Neighbourhood character

The proposed development sensitively responds to the interfaces to Eyre Street and its wider surrounding, making a positive contribution to the locality. The dwellings are a modern, contemporary interpretation of the traditional built form in the area to distinguish the old from the new. Exterior building materials are selected to complement the architectural style and enhance the neighbourhood character of the area.

The dwellings are sited with appropriate spacing between built form, boundaries, and adjoining development to respect the rhythm of spacing in the neighbourhood. Recession of upper floor footprint from the ground floor envelope is adopted to reduce visual bulk and to create a gradual transition between the single and double storey built form of the area. The dwelling layout is designed to incorporate pedestrian safety by providing passive surveillance over the public realm, whilst minimising direct overlooking into the neighbouring property.

The proposed development will enhance the existing landscape character of the area by ensuring sufficient open space is provided to allow for the planting of canopy trees. No front fence is proposed to reinforce the open streetscape character and to allow views to the front gardens. As sought by Clause 15, 21.04 and 22.15 of the planning scheme.

Proposal is assessed in accordance with the objectives and design responses established for Westmeadows 2 in the Westmeadows Local Policy, please refer to Appendix 1.

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Zoning and Overlay Considerations

General Residential Zone

The proposed development meets the purpose of the General Residential Zone in respecting the neighbourhood character of the area and contributing to a diversity of housing types in a location offering good access to services and transport. The design also complies with the minimum garden area requirement by providing 35.4% of garden area for a block above 650sqm in size. The maximum height of the building is also met by providing a double storey development of 8.6m high.

ResCode Considerations

The proposal demonstrates a high level of compliance with the objectives and standards of Clause 55/ResCode as detailed in the assessment in Appendix 2.

Access and Car Parking Considerations

Each dwelling will meet the requirements of Clause 52.06-5 of the planning scheme in the provision of one car space for a one-to-two-bedroom dwelling and two car space for a three or more-bedroom dwelling. Unit 1 and 12 is provided with single garage with an additional car space, units 2-11 are provided with a single garage.

The proposed parking meets the design standard for the safe and efficient movement of vehicles and pedestrians. The existing crossover will be modified for shared vehicle access of all twelve dwellings. The accessway will allow for cars to change in direction and exit in a forward movement. Please refer to Appendix 3 for a detailed assessment of the objectives and standards in Clause 52.06-9 of the planning scheme.

Stormwater Considerations

The proposed development provides an appropriate stormwater management system on site to mitigate the impacts of stormwater on the environment, property and public safety.

05 | Conclusion

In summary, the proposed development of twelve new dwellings on a lot accords with the state and local policies in the Planning Scheme. It is an appropriate form of infill development for the site based on existing dwellings in the immediate and surrounding area. Therefore, the proposal is deemed worthy of Council support and it is requested that a planning permit be granted.

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05 | Appendices

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Appendix 1 – ResCode (Clause 55) Assessment

The proposal demonstrates a high level of compliance with the ResCode standards and meets the objectives of Clause 55 of the Planning Scheme as per the assessment below.

Street setback Standard B2-1 (Clause 55.02-1)	Complies with standard and objective. The walls of the dwellings are set back from the street in accordance with the 6m requirement specified in Table B2-1. The front porches, which encroach into the setback, are no wider than 2.5m and no higher than 3.6m. The proposed development will retain the existing front setback of 6.0m from Eyre Street.
Building height Standard B2-2 (Clause 55.02-2)	Complies with standard and objective. The proposed dwellings do not exceed the maximum height specified in the zone, 9m and 2 storeys. The overall total height of the proposed development is 8.9m to the top of the roof ridge. This is less than the limit as specified to the zone.
Side and rear setbacks Standard B2-3 (Clause 55.02-3)	Complies with standard and objective. The proposed dwelling walls, where not located on or within 200mm of a boundary, are set back from the side and rear boundaries in accordance with B2-3.1: at least 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m. The proposed sun blinds and verandahs do not encroach into the minimum required side and rear setbacks.
Walls on boundaries Standard B2-4 (Clause 55.02-4)	Complies with standard and objective. The proposed new wall, constructed on or within 200mm of a side or rear boundary, does not exceed the maximum length of 10m plus, 25% of the remaining length of the adjoining lot boundary. Furthermore, the height of the boundary wall does not exceed the maximum height of 3.6m and an average of 3.2m. There are no proposed walls to be built along any boundary of the site.
Site coverage Standard B2-5 (Clause 55.02-5)	Complies with standard and objective. The proposed site coverage area does not exceed the percentage specified in Table B2-5, 65% for the General Residential Zone. The proposed site coverage is 54.4%, which is less than the maximum 65%.
Access Standard B2-6 (Clause 55.02-6)	Complies with standard and objective. The width of the proposed accessways does not exceed 40% of the street frontage, as required when the frontage is less than 20m. The subject site does not adjoin a road in a Transport Zone 2 or Transport Zone 3. The accessways do not encroach on the tree protection zone of the existing street tree by more than 10%. The existing crossover will be retained and modified.

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Tree Canopy Standard B2-7 (Clause 55.02-7)	Complies with standard and objective. The proposal meets the 20% canopy cover requirement for sites under 1000sqm, as outlined in Table B2-7.1. While no existing trees are retained, thirteen Type A trees are provided within the required deep soil areas, as specified in Table B2-7.2. Additionally, at least one new tree is included in the front and rear setbacks. Generous landscaping opportunities for the planting of canopy trees, shrubs and groundcovers are provided in the front setback, along of the accessways and in the secluded private open space of each unit.
Front fences Standard B2-8 (Clause 55.02-8)	Complies with standard and objective. No front fence is proposed for this development.
Dwelling diversity Standard B3-1 (Clause 55.03-1)	Not applicable. The development does exceed ten dwellings. The proposed twelve dwellings vary in size and orientation. The dwellings are comprised of two-bedroom and four-bedroom dwellings to allow for dwelling diversity.
Parking location Standard B3-2 (Clause 55.03-2)	Complies with standard and objective. No habitable room windows are proposed within proximity of the accessways and car parks. New vehicle storages are proposed close and convenient to each dwelling. Garages are also well ventilated. Habitable room windows are setback from the shared accessway or car parks of other dwellings at least 1.5m away or 1m away if the window is 1.5m high above ground level.
Integration with the street Standard B3-3 (Clause 55.03-3)	Complies with standard and objective. Passive surveillance is provided through direct views from habitable room windows on the first floor of the dwellings to both the street and vehicle accessway. The subject site does not abut public open space. Site services located within 3m of the street, occupy no more than 20% of the frontage width, and are appropriately screened. External lighting is installed for the accessways and individual mailboxes are provided for each dwelling. Unit 1 & 12 will have direct integration with Eyre Street while unit 2-11 will have indirect integration with Eyre Street. The dwellings will enable casual surveillance of visitors and pedestrians through maximising windows to face the street or internal accessway.
Entry Standard B3-4 (Clause 55.03-4)	Complies with standard and objective. Each dwelling is designed with a ground level entry door that offers a direct line of sight from the street, accessway, or shared walkway, and is not accessed through a garage. Additionally, each entry features an external covered area of at least 1.44sqm, with a minimum dimension of 1.2m over the entry door. The entrances for the dwellings are appropriately oriented to front onto Eyre Street and the internal accessway.

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Private open space Standard B3-5 (Clause 55.03-5)	Complies with standard and objective. Each dwelling is provided with a minimum of 25sqm of secluded private open space, with a minimum dimension of 3m. The space has direct access from a living, dining, or kitchen area. Additionally, an area for clothes drying is included.
Solar access to open space Standard B3-6 (Clause 55.03-6)	Complies with standard and objective. The southern boundary of secluded private open space is set back from any wall on the north of the space at least (2 + 0.9h)m, where 'h' is the height of the wall.
Functional layout Standard B3-7 (Clause 55.03-7)	Complies with standard and objective. Each dwelling is designed with bedrooms that meet the minimum internal room dimensions specified in Table B3-7.1, with an additional area of at least 0.8sqm for wardrobes. The living areas are designed to meet the minimum internal room dimensions outlined in Table B3-7.2, with a minimum width of 3.6m and a minimum area of 12sqm for a two or more-bedroom dwelling.
Room depth Standard B3-8 (Clause 55.03-8)	Complies with standard and objective. The proposed single-aspect habitable rooms, with windows on only one wall, are limited to the bedrooms and living area on the first floor. The depth of these rooms, measured from the external surface of the habitable room window, does not exceed 2.5 times the ceiling height.
Daylight to new windows Standard B3-9 (Clause 55.03-9)	Complies with standard and objective. All habitable rooms are provided with at least one window. The window faces either an outdoor space clear to the sky or a light court with a minimum area of 3sqm and a minimum dimension of 1m on its own site, or a verandah that is open for at least one third of its perimeter.
Natural ventilation Standard B3-10 (Clause 55.03-10)	Complies with standard and objective. The windows proposed for each dwelling are appropriately sized and openable, where applicable, to facilitate breeze paths with a maximum distance of 18m and a minimum of 5m. The proposed development is designed to encourage natural ventilation of the proposed dwelling and to allow occupants to effectively manage natural ventilation of dwellings.
Storage Standard B3-11 (Clause 55.03-11)	Complies with standard and objective. Each dwelling is provided with exclusive access to at least 6m3 of externally accessible storage space in the garage or shed.
Accessibility for apartment developments Standard B3-12 (Clause 55.03-12)	N/A The proposed dwellings are not in or form part of an apartment development. The proposed dwelling is designed to take into consideration people with limited mobility. The internal layout and configuration of the proposed dwelling can be altered to accommodate people with limited mobility.
Daylight to existing windows Standard B4-1 (Clause 55.04-1)	Complies with standard and objective. The proposed dwellings are positioned to ensure adequate distance from existing windows of adjoining properties, maintaining a light court with a minimum area of 3sqm and a minimum dimension of 1m clear to the sky.

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	Additionally, walls or carports over 3m in height, located opposite habitable room windows, are set back by at least 50% of the new wall's height.
Existing north-facing windows Standard B4-2 (Clause 55.04-2)	Complies with standard and objective. The proposed development will be sited appropriately from any existing north facing windows with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east are present within 3m of a boundary on an abutting lot. • A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. • For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.
Overshadowing secluded open space Standard B4-3 (Clause 55.04-3)	Complies with standard and objective. The proposed dwellings will not overshadow the secluded private open space of surrounding dwellings by more than 50% for a minimum of five hours between 9 am and 3 pm on 22 September. Refer to the proposed Shadow Diagram. Overshadowing to the secluded private open space of the surrounding dwellings due to the proposed dwelling will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings.
Overlooking Standard B4-4 (Clause 55.04-4)	Complies with standard and objective. All habitable room windows are designed to prevent direct views into the secluded private open space or habitable room windows of adjoining dwellings. Any windows within 9m with potential for overlooking are designed to block views below 1.7m above finished floor level.
Internal views Standard B4-5 (Clause 55.04-5)	Complies with standard and objective. The proposed dwellings are designed to limit views into the secluded private open space and habitable room windows of other dwellings within the development.
Permeability and stormwater management Standard B5-1 (Clause 55.05-1)	Complies with standard and objective. The proposed pervious area exceeds the minimum requirement of 20%. A stormwater management system is designed to meet best practice performance objectives for stormwater quality and to direct flows into onsite stormwater infiltration to reduce the impact of increased stormwater runoff. The proposed site permeability is 35.1%, which is well above the minimum 20%. Hard surfaces are reduced as much as possible to allow for more permeable areas and for landscaping opportunities.
Overshadowing domestic solar energy systems Standard B5-2	Complies with standard and objective. There are existing domestic solar energy systems located on the roofs of dwellings on the adjoining lots.

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(Clause 55.05-2)	The proposed development has been designed to ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings. The proposed dwelling will not adversely affect the amenity of the solar panels to the neighbouring properties.
Rooftop solar energy generation area Standard B5-3 (Clause 55.05-3)	**Complies with standard and objective.** Unit 2-11 are designed with an area of 26sqm on the roof for rooftop solar energy systems, as specified under Table B5-3 for a 2 or 3 bedroom dwelling. Unit 1 & 12 are designed with an area of 34sqm on the roof for rooftop solar energy systems, as specified under Table B5-3 for a 4 or more bedroom dwelling. The area has a minimum dimension of 1.7m, is oriented to the north, west, or east, and is positioned on the top two-thirds of a pitched roof, free of overshadowing by other structures. The proposed development has been designed to ensure that it will allow for the future installation of appropriately sited rooftop solar energy systems for a dwelling.
Solar protection to new north-facing windows Standard B5-4 (Clause 55.05-4)	**Complies with standard and objective.** All north-facing windows are shaded by eaves, fixed horizontal shading devices, or fixed awnings with a minimum horizontal depth of 0.25 times the window height. The proposed development has been designed to ensure that it will allow for the future installation of external shading of north facing windows to minimize summer heat gain.
Waste and recycling Standard B5-5 (Clause 55.05-5)	**Complies with standard and objective.** Each dwelling is provided with an individual bin storage area, measuring a minimum of 1.8sqm in area, 0.8m in depth, and 1.8m in height, as specified in Table B5-5.1. Council waste collection is intended to be utilized. Each dwelling includes an internal waste and recycling storage space of at least 0.07m3 with a minimum depth of 250mm.
Noise impacts Standard B5-6 (Clause 55.05-6)	**Complies with standard and objective.** Mechanical plants are not located immediately adjacent to bedrooms of new or existing dwellings. The proposed development is designed to contain noise sources within the development and to protect residents from external noise. There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open space of the new dwelling are designed and sited to take into consideration noise sources on immediately adjacent properties.
Energy efficiency for apartment developments Standard B5-7 (Clause 55.05-7)	**N/A** The proposed dwellings are not in or form part of an apartment development.

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Appendix 2 – Car Parking Assessment

The proposal satisfies the design standards for car parking in Clause 52.06-9 of the Planning Scheme as per the assessment below.

Accessways Design standard 1	Complies with standard. The accessways are functional, with a minimum width of 3m, and corner visibility splays. The shared accessway will accommodate four or more vehicles, it will allow for vehicles to change in direction and exit in a forward movement.
Car parking spaces Design standard 2	Complies with standard. A single car space is at least 4.9m long and 2.6m wide and a single garage is at least 6m long and 3.5m wide and a double garage is at least 6m long and 5.5m wide.
Gradients Design standard 3	Complies with standard. The site is relatively flat and accessway grades are not steeper than 1:10 within 5m of the frontage.
Mechanical parking Design standard 4	Not applicable.
Urban design Design standard 5	Complies with standard. The garages are designed to be visually compatible with neighbourhood characteristics and form an integral part of the dwelling.
Safety Design standard 6	Complies with standard. The design of the car parks/accessway provides adequate natural surveillance and pedestrian visibility.
Landscaping Design standard 7	Complies with standard. The proposed landscaping at the front of the site as well as along the accessways will assist in reducing its visual dominance and in softening the development.

SITE PHOTOS

PROJECT ADDRESS: 15-17 EYRE STREET, WESTMEADOWS

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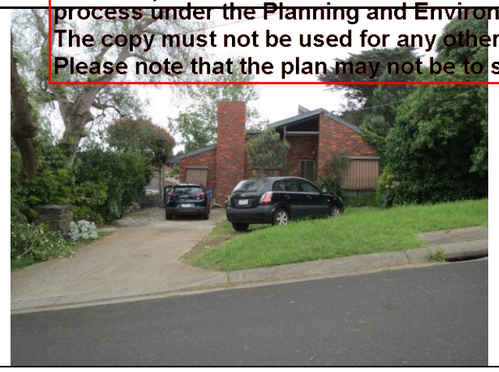
V01

V02



V03

V04

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PLEASE REFER TO NEIGHBOURHOOD AND SITE DESCRIPTION PLAN FOR PHOTO VIEW REFERENCES V01-V12

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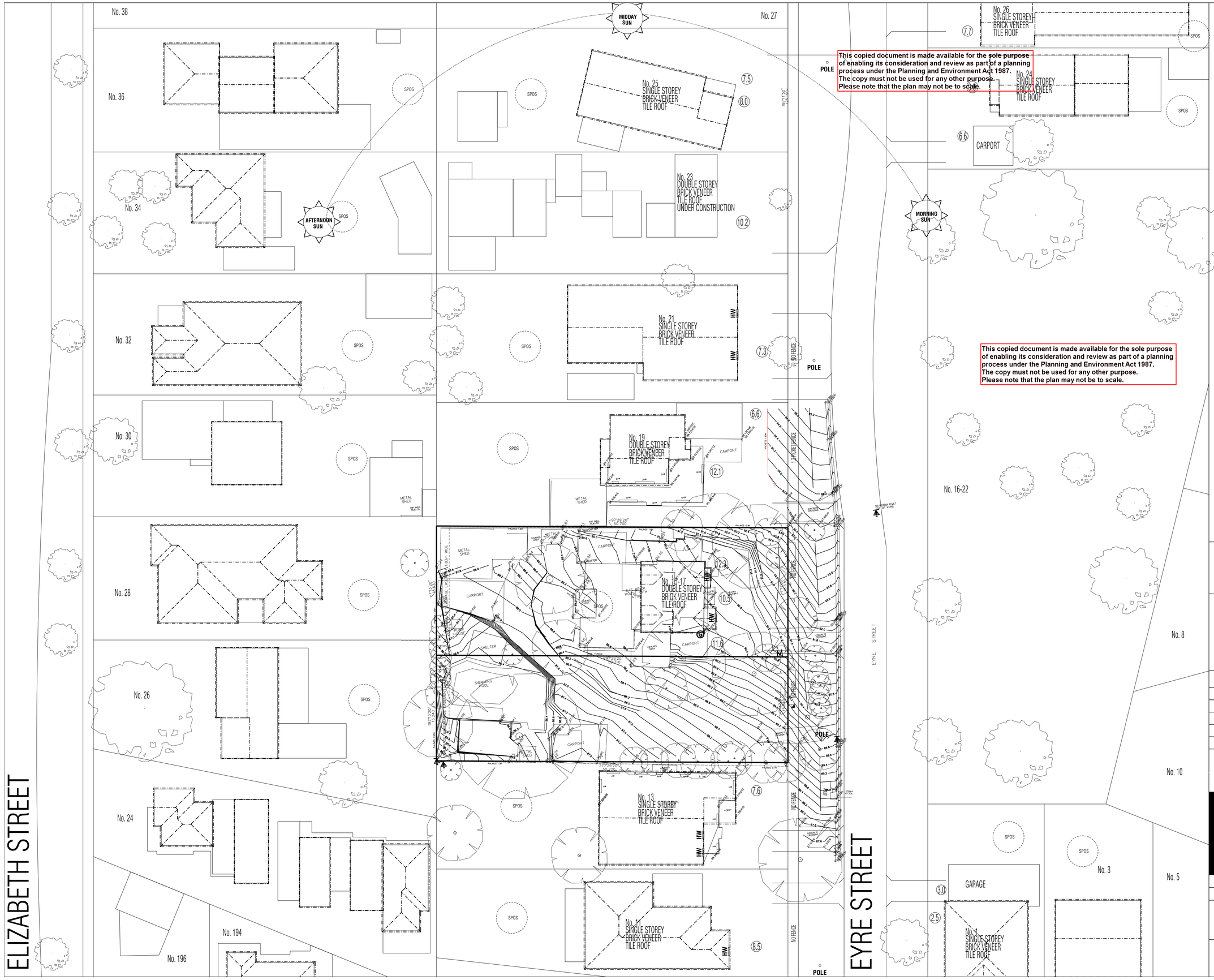

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KEY

P.O.S	PRIVATE OPEN SPACE
S.P.O.S	SECLUDED PRIVATE OPEN SPACE
HW	HABITABLE WINDOWS
	CANOPY TREES
8.2	BUILDING SETBACKS TO BOUNDARY FENCE LINE
V1	PHOTO VIEW ANGLE
POLE	POWER POLE
PIT	PHONE PIT

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Revisions

Rev-	07.07.2022	RESPONSE TO COUNCIL'S RFI
Rev-	26.10.2022	RESPONSE TO COUNCIL'S RFI

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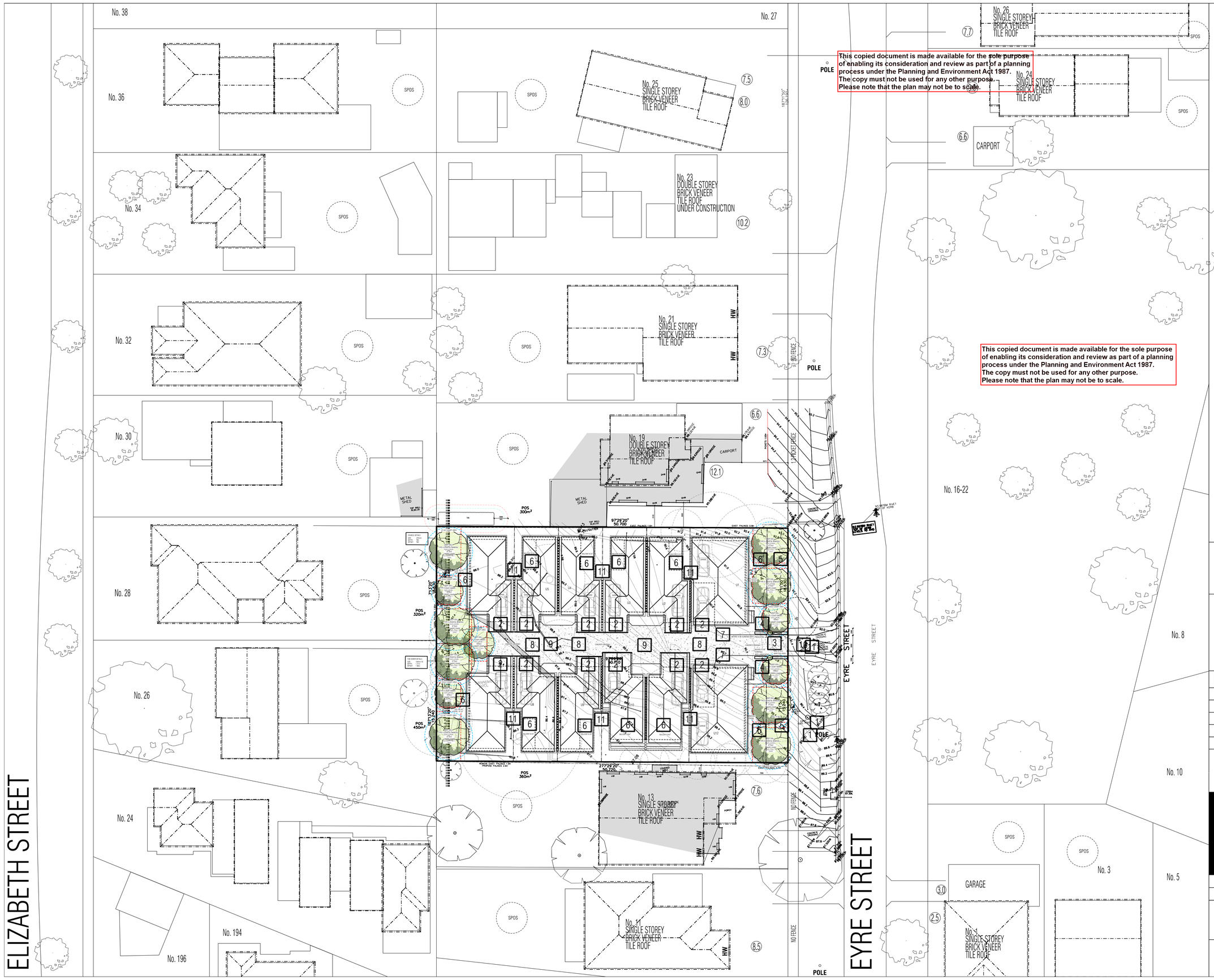
NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS



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DESIGN RESPONSE

1. EXISTING CROSSOVER TO THE LEFT OF THE SITE TO BE CLOSED UP AND NO LONGER USED.
2. PROPOSED VEHICLE STORAGE FOR ALL UNITS ARE LOCATED BEHIND THE LINE OF THE FRONT DWELLING TO HIDE THE DOMINANCE OF CAR PARKING STRUCTURES FROM THE STREET-SCAPE.
3. NEW MAILBOXES FOR ALL UNITS.
4. PROPOSED FRONT STREET SETBACK TO DEVELOPMENT IS SYMPATHETIC TO THE ADJOINING NEIGHBOURS.
5. LARGE LAWN AREA PROVIDES SPACE FOR LANDSCAPING.
6. OPEN SPACES TO UNITS ARE ORIENTED TOWARDS NORTH PROVIDING FUTURE RESIDENCES WITH EXCELLENT SOLAR ACCESS AND NORTH LIGHT. OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR ALL DWELLINGS ARE LOCATED OFF LIVING AREAS.
7. LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.
8. SETBACKS BETWEEN UNITS AIMS TO RETAIN EXISTING SIGHT LINES WITHIN AND THROUGH THE SITE. THIS WILL ALSO REDUCE VISUAL BULK OF THE NEW DEVELOPMENT.
9. DRIVEWAYS HAVE BEEN DESIGNED WITH A TURNING CIRCLE TO ALLOW VEHICLES TO EXIT THE SITE IN A FORWARD DIRECTION.
10. EXISTING CROSSOVER ALONG EYRE STREET TO BE MODIFIED TO PROVIDE VEHICLE ACCESS TO ALL UNITS.
11. UPPER FLOOR LEVEL OF DWELLINGS SETBACK FROM SIDE BOUNDARIES TO REDUCE OVERSHADOWING AND VISUAL BULK TO ADJOINING PROPERTIES. UPPER LEVEL FOOTPRINT IS OFFSET WITHIN THE GROUND FLOOR ENVELOPE TO REDUCE VISUAL BULK AND CREATE A MORE GRADUAL TRANSITION BETWEEN THE SINGLE STOREY AND TWO-STOREY BUILDING FORM.

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DESIGN RESPONSE

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

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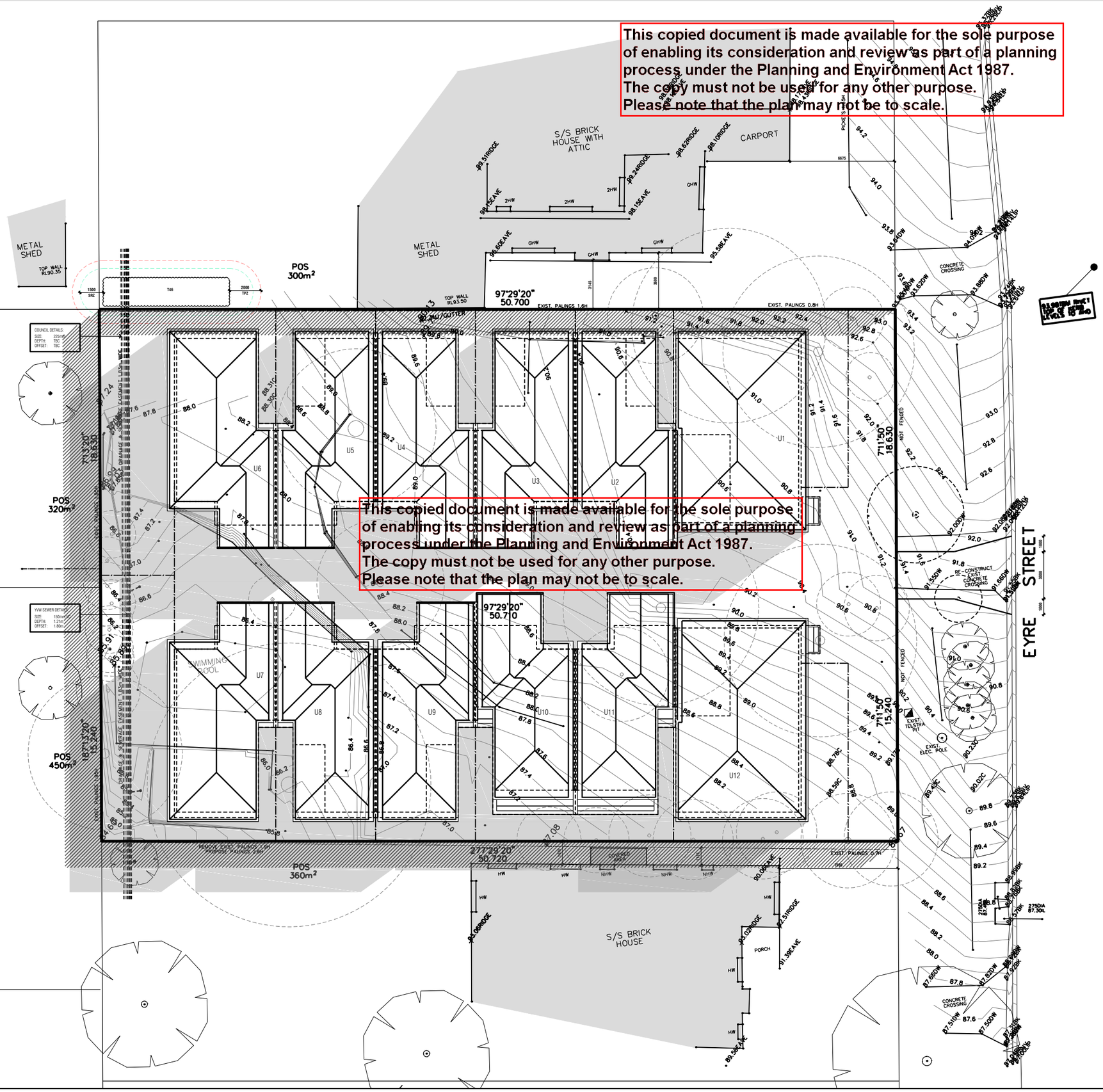

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LEGEND

PROPOSED SHADOWS

EXISTING SHADOWS

NORTH

SHADOW DIAGRAM 9AM

22nd OF SEPTEMBER

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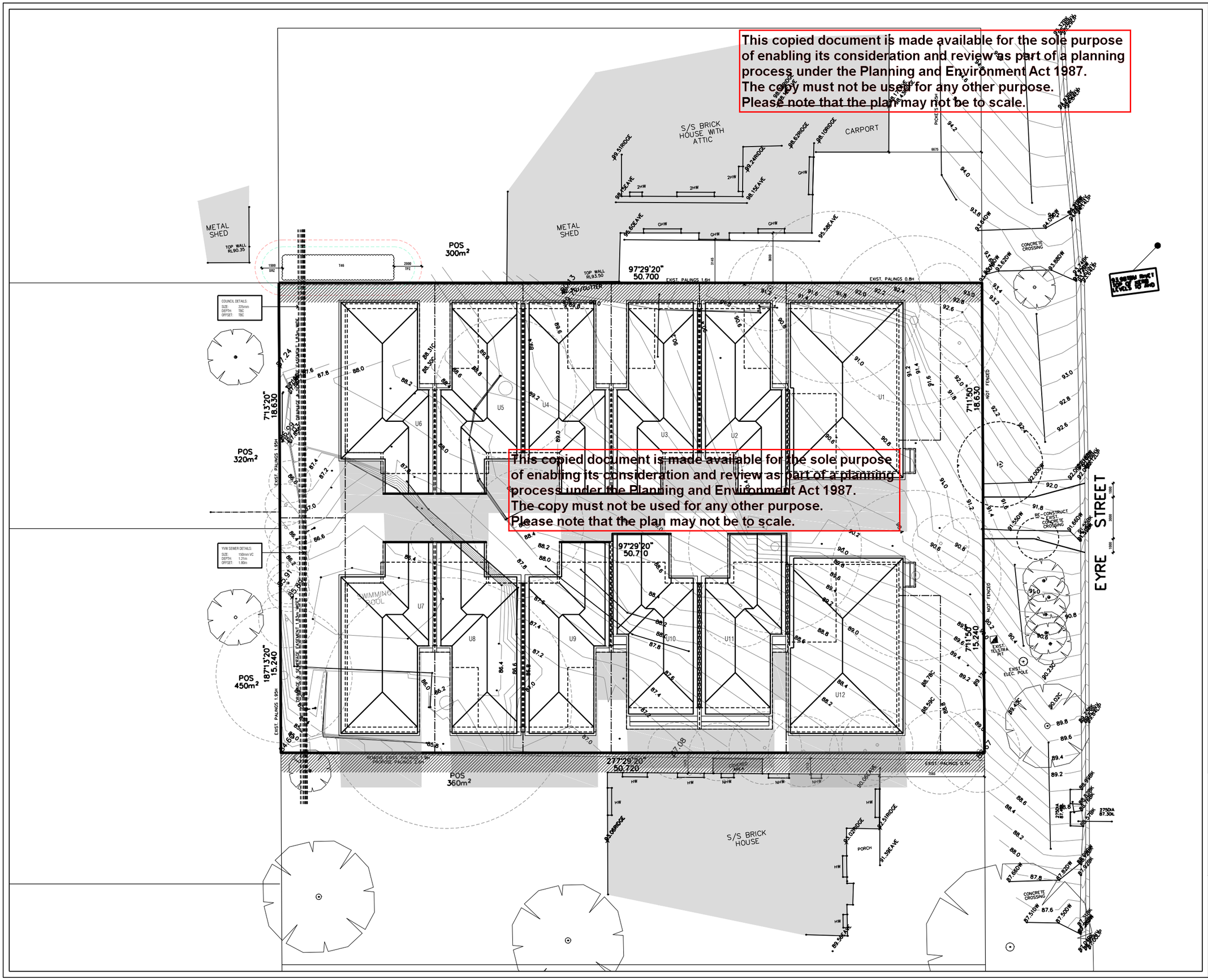
PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

SD01
REV-



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LEGEND

PROPOSED SHADOWS

EXISTING SHADOWS

NORTH

SHADOW DIAGRAM 12PM

22nd OF SEPTEMBER

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PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

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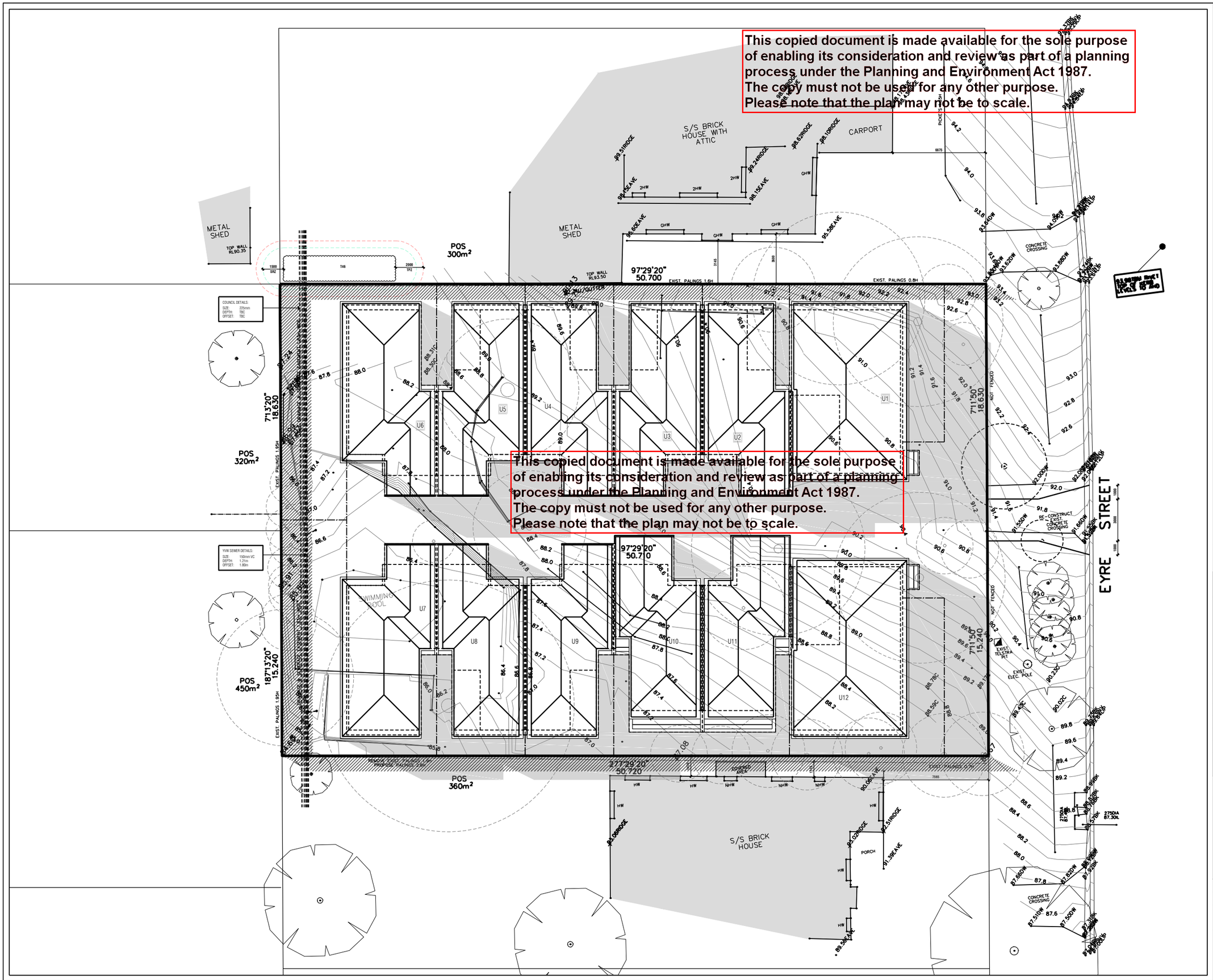

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LEGEND

PROPOSED SHADOWS

EXISTING SHADOWS

NORTH

SHADOW DIAGRAM 3PM

22nd OF SEPTEMBER

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PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

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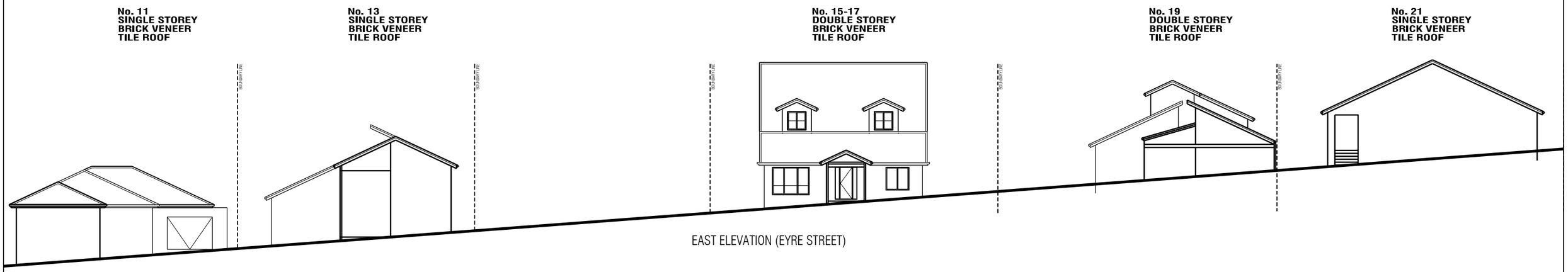

EXISTING ELEVATIONS

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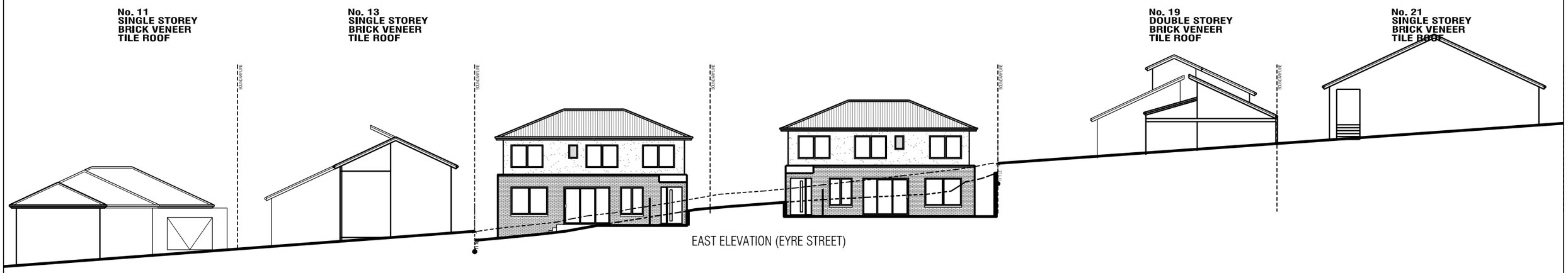

PROPOSED ELEVATIONS

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STREET ELEVATIONS

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

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AREA SCHEDULE:

UNIT 1, UNIT 12

GROUND FLOOR AREA:		54.4 m²
FIRST FLOOR AREA:		92.2 m²
GARAGE:		24.1 m²
PORCH:		2.1 m²
TOTAL AREA:	18.6 SQ	172.8 m²
TOTAL POS:		83.6 m²
SPOS:		42.0 m²

UNITS 2-5, UNITS 8-9

GROUND FLOOR AREA:	39.0 m²
FIRST FLOOR AREA:	62.0 m²
BALCONY:	8.2 m²
GARAGE:	25.6 m²
PORCH:	2.9 m²
TOTAL AREA: 14.8 SQ	137.7 m²
TOTAL POS:	23.3 m²
SPOS (BALCONY):	8.2 m²

UNIT 6 - UNIT 7

GROUND FLOOR AREA:	39.0 m²
FIRST FLOOR AREA:	69.3 m²
GARAGE:	25.6 m²
PORCH:	2.9 m²
TOTAL AREA: 14.8 SQ	137.7 m²
TOTAL POS:	96.3 m²
SPOS:	79.1 m²

UNIT 10 - UNIT 11

GROUND FLOOR AREA:	39.0 m²
FIRST FLOOR AREA:	57.7 m²
BALCONY:	8.0 m²
GARAGE:	25.6 m²
PORCH:	2.9 m²
TOTAL AREA: 14.3 SQ	133.2 m²
TOTAL POS:	23.1 m²
SPOS (BALCONY):	8.0 m²

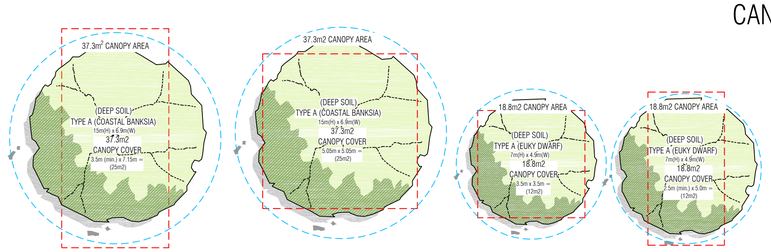
SITE

SITE AREA:		1717.6 m²
SITE COVERAGE:	54.4%	935.6 m²
SITE PERMEABILITY:	35.1%	603.0 m²
GARDEN AREA:	35.0%	601.1 m²

LEGEND:

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- PROPOSED CANOPY TREE
- PROPOSED SHRUBS & PLANTS
- PROPOSED GARDEN AREA/PERMEABILITY INCLUSION (MIN 35%)
- MAIL BOXES
- PROPOSED FENCE
- CL — CLOTHESLINE (NOT REQUIRED FOR DWELLINGS WITH BALCONY)
- EXTERNAL LIGHT SENSORS
- DG — DOUBLE GLAZING
- H/L — HIGHLIGHT WINDOW (SILL HEIGHT 1.8m FROM RL)
- TAP — TAP WITH FLOOR WASTE
- HWU — HOT WATER SYSTEM UNIT
- A/C — EXTERNAL AIR CONDITIONING UNIT (PROVIDE SCREENING FROM PUBLIC VIEWING WHERE REQUIRED)
- FSD — FIXED SHADING DEVICE (REFER TO DETAIL ON ELEVATIONS)
- BIN STORAGE 1.8m² AS PER TABLE B5-5.1
- 2000L SLIMLINE / 2000L RWT — RAINWATER TANK AS PER WSUD PLAN
- PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m ACROSS AND 2.5m DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO THE STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 0.90m IN HEIGHT OR MUST HAVE TRANSPARENCY OF 50%

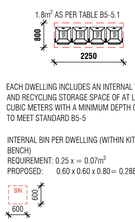
CANOPY TREE SCHEDULE:



REQUIRED CANOPY TREE: 20.0% 343.52m²

PROPOSED CANOPY TREE: 21.7% 373.60m²

WASTE REQUIREMENTS:



EACH DWELLING INCLUDES AN INTERNAL WASTE AND RECYCLING STORAGE SPACE OF AT LEAST 0.07 CUBIC METERS WITH A MINIMUM DEPTH OF 250mm TO MEET STANDARD B5-5

INTERNAL BIN PER DWELLING (WITHIN KITCHEN BENCH)
REQUIREMENT: 0.25 x = 0.07m³
PROPOSED: 0.60 x 0.60 x 0.80 = 0.288m³

NORTH

Revisions		
Rev	08.12.2025	ISSUE FOR TOWN PLANNING SUBMISSION
Rev	27.05.2025	RESPONSE TO COUNCIL'S COMMENTS

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GROUND FLOOR PLAN

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

TP01 REV_

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FIRST FLOOR PLAN

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

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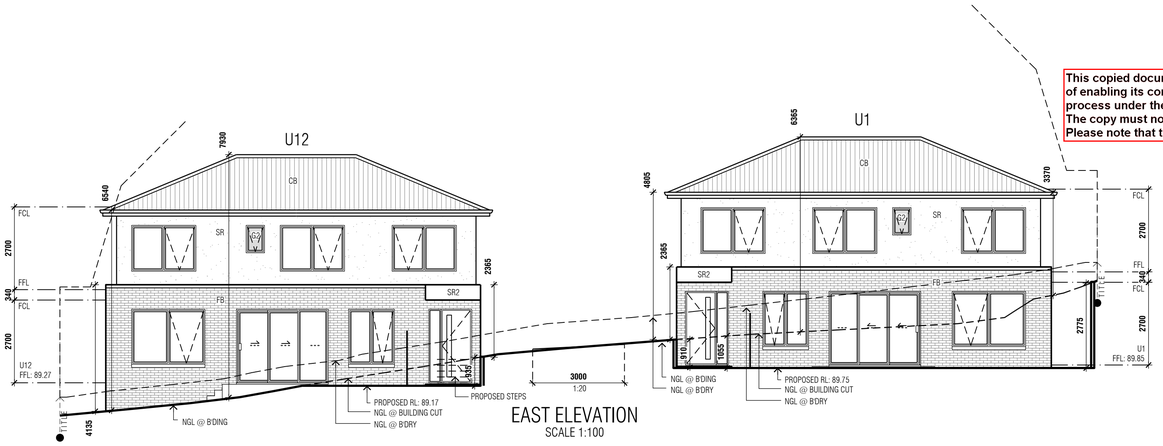

EAST ELEVATION
SCALE 1:100

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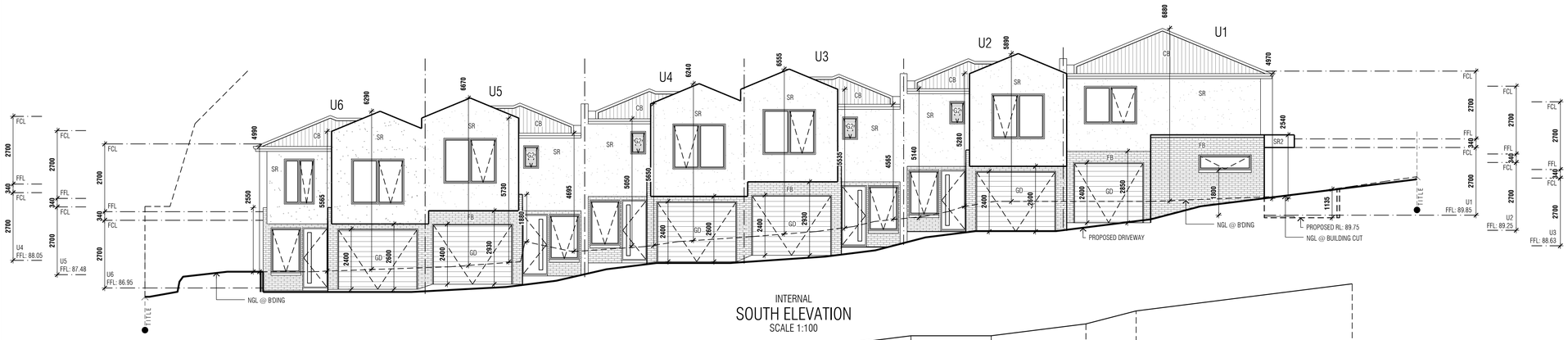
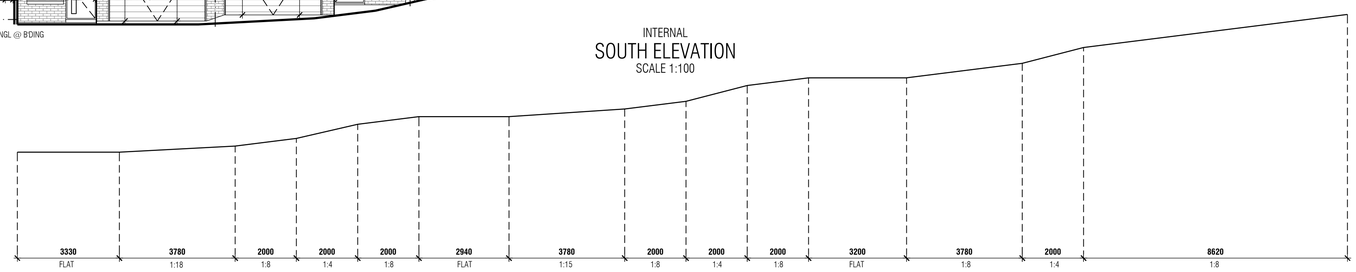
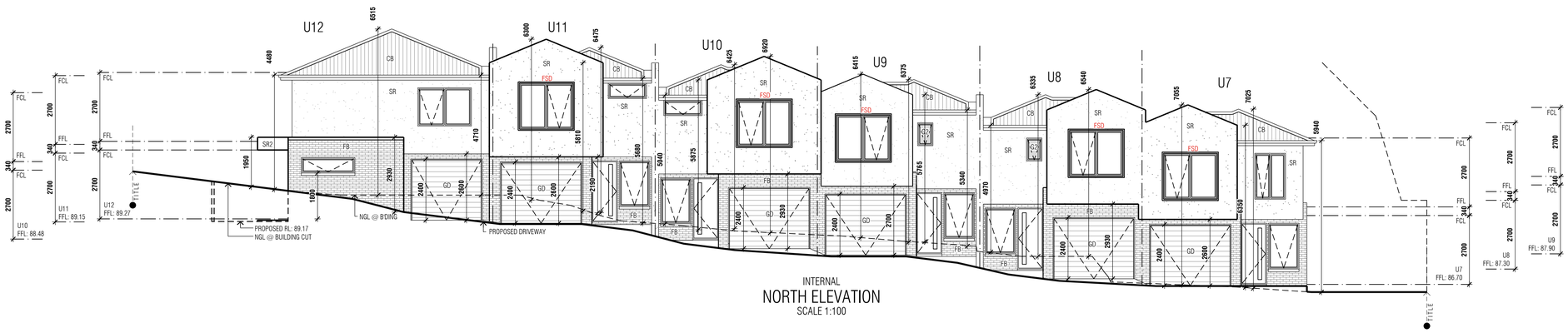


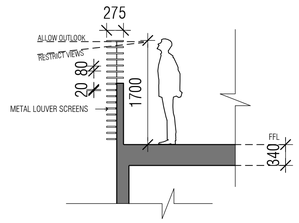
INTERNAL
SOUTH ELEVATION
SCALE 1:100



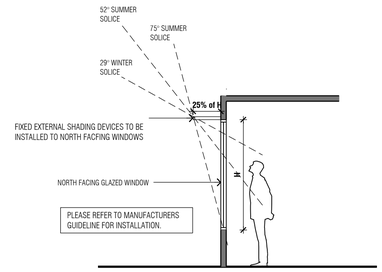
DRIVEWAY SECTION
SCALE 1:100



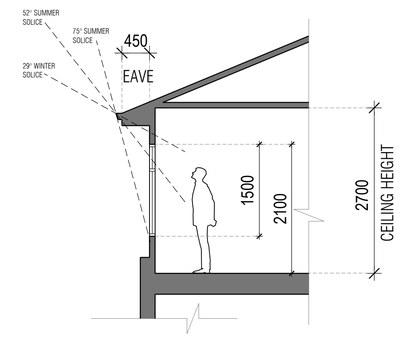
INTERNAL
NORTH ELEVATION
SCALE 1:100



LOUVER SCREEN DETAIL (BALCONY)
SCALE 1:50



NORTH FACING
FIXED EXTERNAL SHADING
SCALE 1:50



FIXED 450mm EAVE SHADING
SCALE 1:50

MATERIAL SCHEDULE:

FB	FACEBRICK WALL
SR	SELECTED SMOOTH RENDER
GD	SELECTED GARAGE DOOR
G1	OBS GLASS FIXED
G2	OBS GLASS - 124mm RESTRICTED AWNING
LS	FIXED LOUVER SCREENING WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE FINISHED FLOOR LEVEL
TP	1.8m HIGH TIMBER PAILING FENCE
KR	KLIP-LOK ROOF AT 2 DEGREE PITCH
CB	SELECTED COLORBOND ROOF AT 22.5 DEGREE PITCH
DG	DOUBLE GLAZED WINDOWS TO ALL HABITABLE WINDOWS AS PER BESS REPORT

ALUMINIUM WINDOWS THROUGH-OUT

COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES

Revisions	
Rev - 08.12.2025	ISSUE FOR TOWN PLANNING SUBMISSION
Rev - 27.05.2026	RESPONSE TO COUNCIL'S COMMENTS

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ELEVATIONS

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

TP03
REV_

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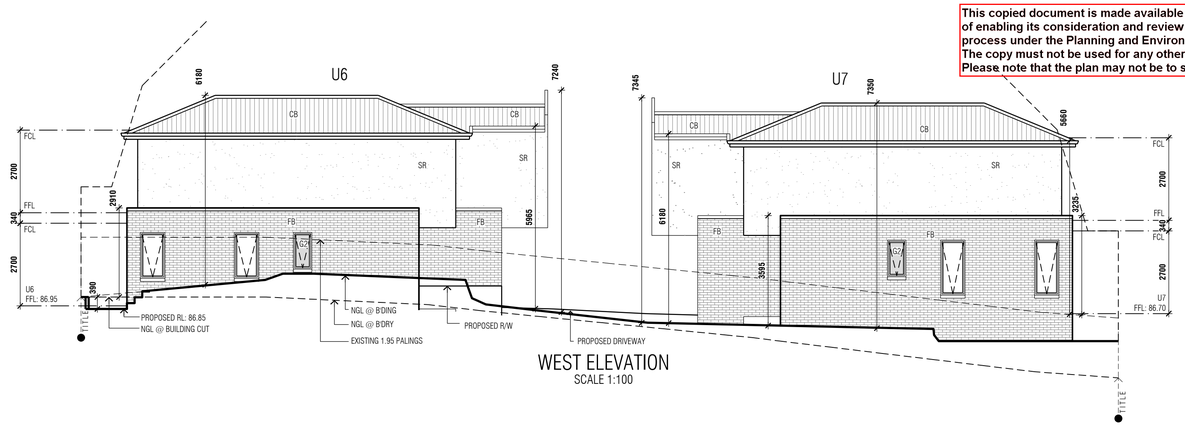
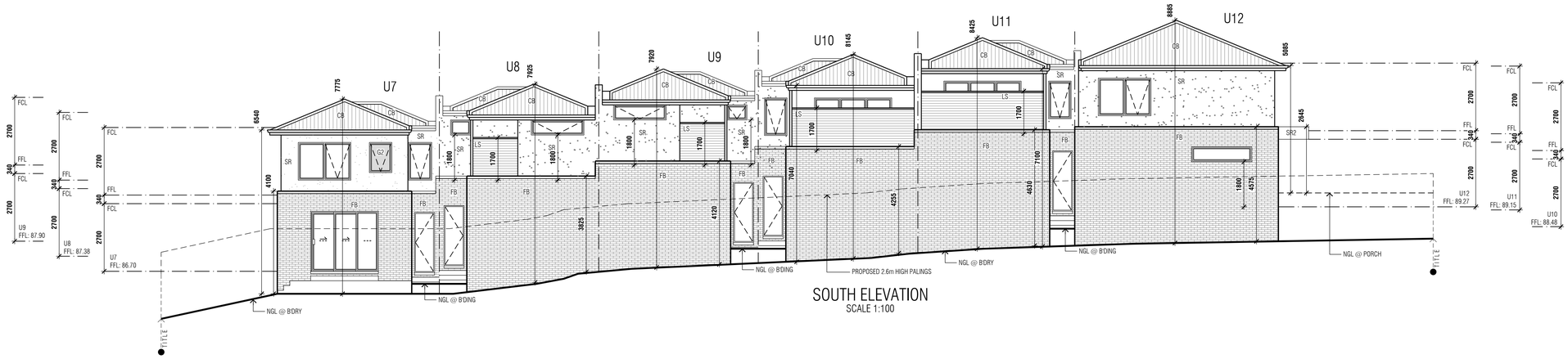
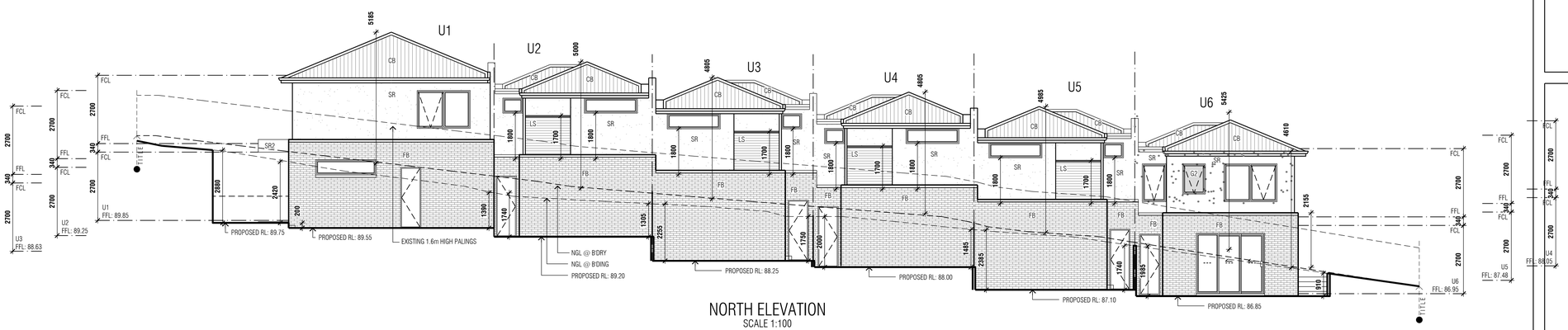


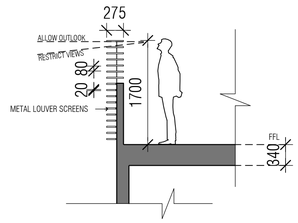
WEST ELEVATION
SCALE 1:100



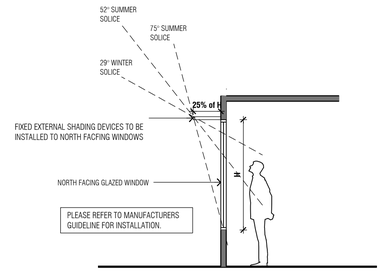
SOUTH ELEVATION
SCALE 1:100



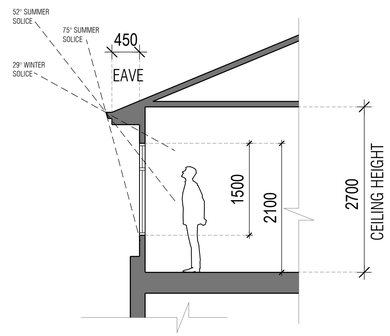
NORTH ELEVATION
SCALE 1:100



LOUVER SCREEN DETAIL (BALCONY)
SCALE 1:50



NORTH FACING
FIXED EXTERNAL SHADING
SCALE 1:50



FIXED 450mm EAVE SHADING
SCALE 1:50

MATERIAL SCHEDULE:

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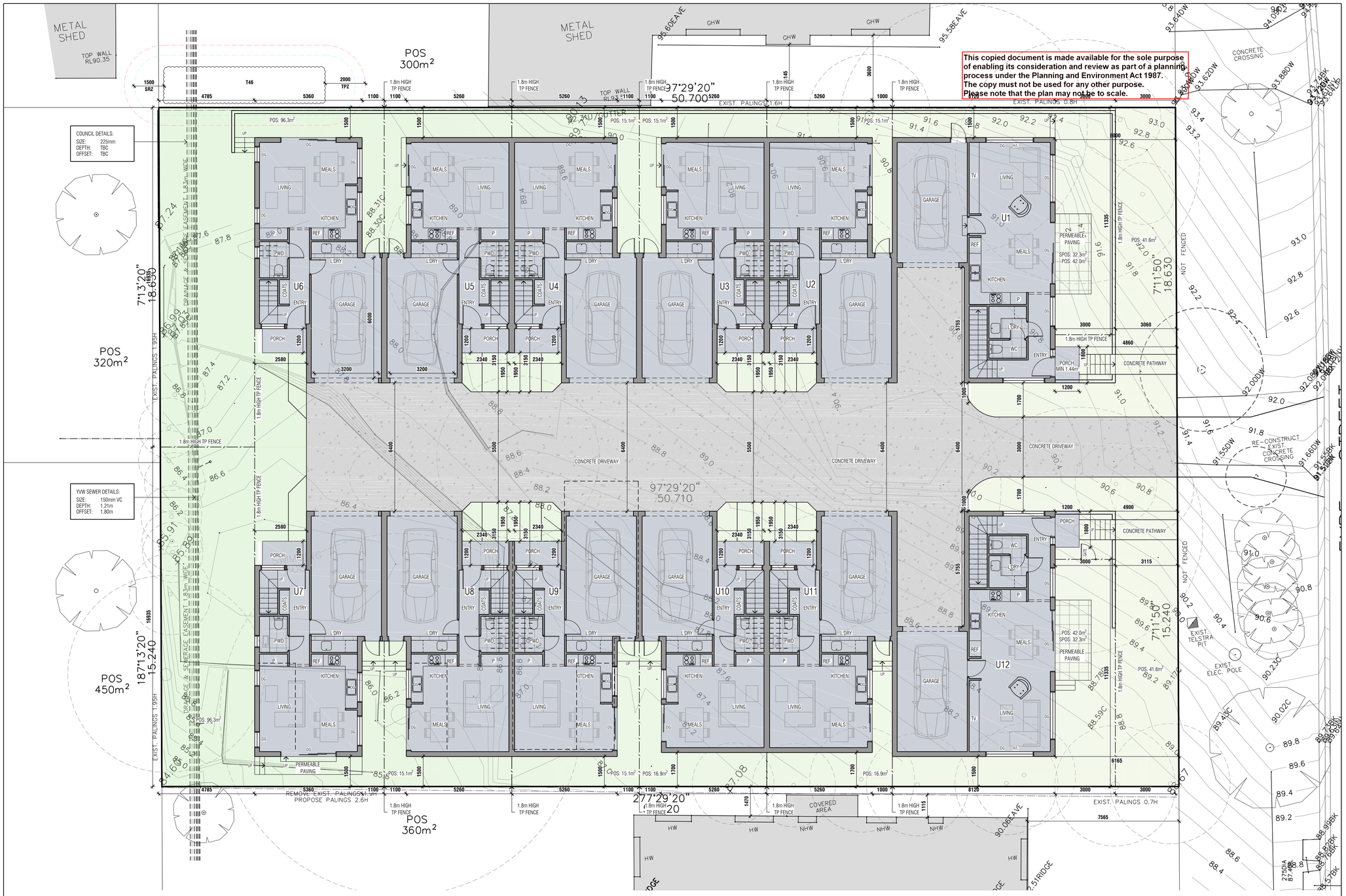
ELEVATIONS

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

REV_



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The minimum garden area requirement

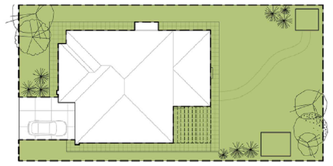
The minimum garden area requirement specifies the percentage of a lot that must be set aside to ensure the open garden character of suburbs is protected.

A dwelling, residential building or small second dwelling, including any associated driveway and car parking cannot be included in the area set aside as garden area.

Where the minimum garden area applies

The minimum garden area requirement applies to land in the Neighbourhood Residential Zone and General Residential Zone and must be met when:

- constructing or extending a dwelling, a residential building or a small second dwelling; or
- subdividing land to create a vacant residential, lot less than 400 square metres in area.



How much garden area must be provided?

When subdividing land that creates a vacant lot that is capable of being developed for a dwelling or a residential building in the Neighbourhood Residential Zone or General Residential Zone, 25% must be set aside as garden area on each vacant lot created that is less than 400 square metres in area.

When constructing or extending a dwelling, residential building or small second dwelling in the Neighbourhood Residential Zone or General Residential Zone, the size of the existing lot determines the minimum percentage of the lot that must be set aside as garden area.

Lot size	Minimum percentage of a lot set aside as garden area
400 – 500 sqm	25%
Above 500 – 650 sqm	30%
Above 650 sqm	35%

Defining garden area

Garden area is defined in clause 73 of all planning schemes as:

Garden area

Any area on a lot with a minimum dimension of 1 metre that does not include:

a) a dwelling, residential building or small second dwelling, except for:

- an eave, fascia or gutter that does not exceed a total width of 600mm;
- a pergola
- unroofed terraces, patios, decks, steps or landings less than 800mm in height
- a basement that does not project above ground level
- any outbuilding that does not exceed a gross floor area of 10 square metres; and
- domestic services normal to a dwelling, residential building or small second dwelling

b) a driveway; or

c) an area set aside for car parking

Buildings, works and hard surface areas included in the garden area

The minimum garden area requirement allows the construction of buildings and works that are typically associated with the use and enjoyment of the outdoor areas of a dwelling, residential building or small second dwelling.

Consequently, outbuildings and structures such as garden sheds, covered barbeque areas, swimming pools, tennis courts and paved areas including pathways and outdoor entertaining areas can be included in the garden area.

GARDEN AREA PLAN PLAN

SCALE 1:100

SITE

SITE AREA:		1717.6 m²
SITE COVERAGE:	54.4%	935.6 m²
SITE PERMEABILITY:	35.1%	603.0 m²
GARDEN AREA:	35.0%	601.1 m²

- GARDEN/PERMEABLE AREA
- CONCRETE AREAS
- SITE COVERAGE
- GARDEN AREA NOT INCLUDED

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GARDEN AREA PLAN

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

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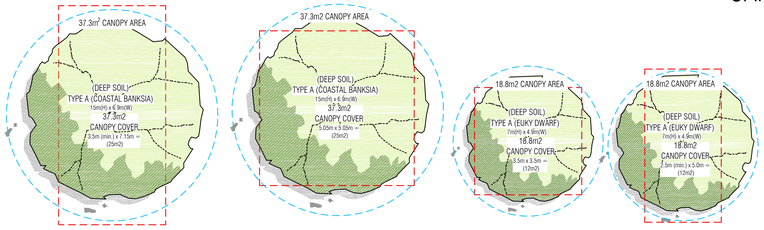
CANOPY TREE SCHEDULE:



REQUIRED
CANOPY TREE: 20.0% 343.52m²

PROPOSED
CANOPY TREE: 21.7% 373.60m²

NORTH

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TREE CANOPY AREA PLAN

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

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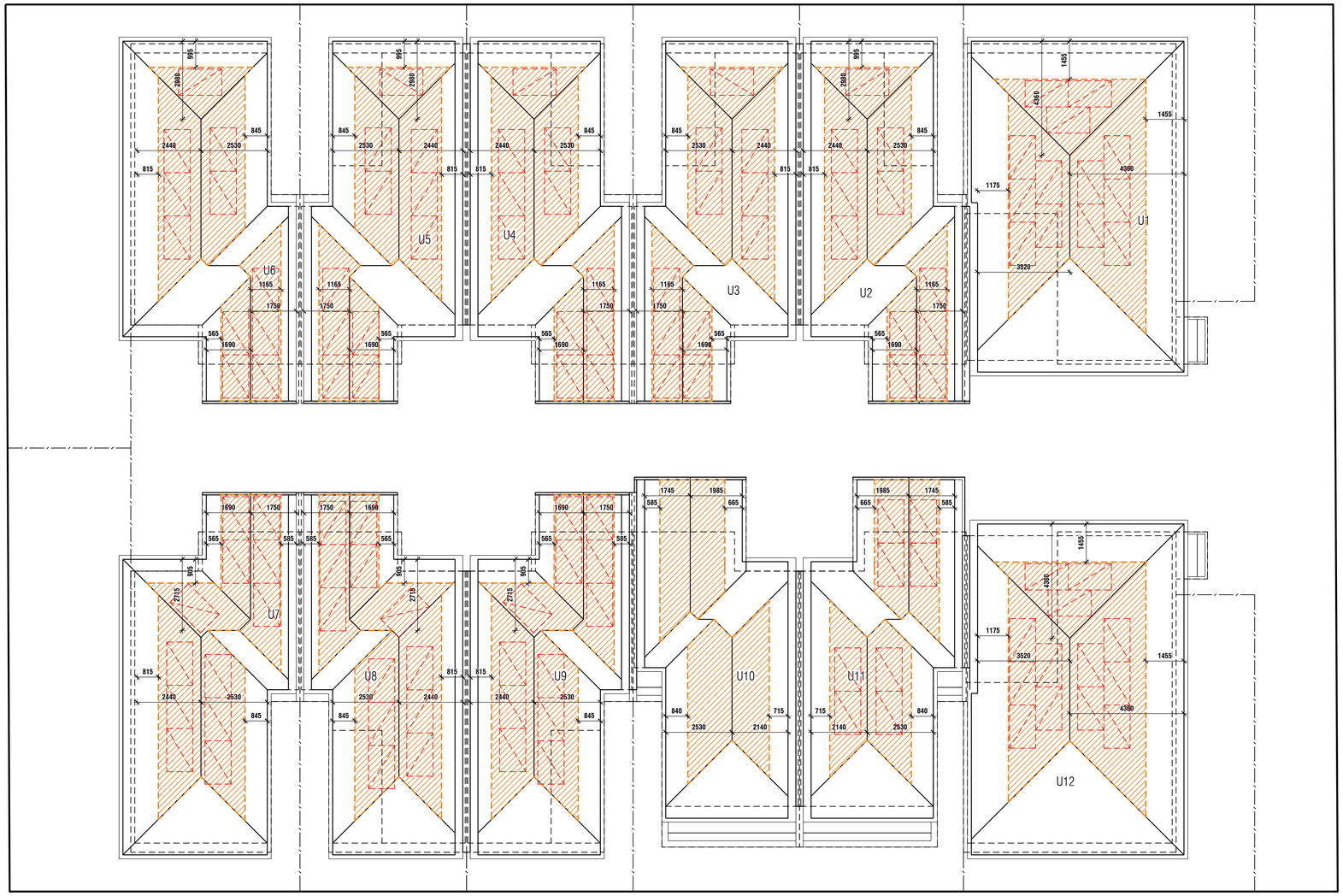

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Table B5-3 Minimum rooftop solar energy generation area

Number of bedrooms	Minimum roof area
1 bedroom dwelling	15 square metres
2 or 3 bedroom dwelling	26 square metres
4 or more bedroom dwelling	34 square metres

This standard does not apply to apartments and residential buildings.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size and orientation of the building.
- The availability of solar access to the rooftop.
- The extent to which the rooftop solar energy generation area is overshadowed by existing buildings, other permanent structures or equipment on the rooftop.

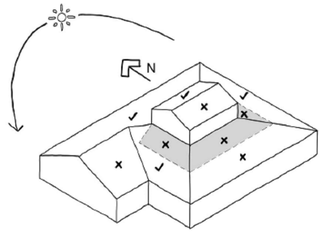
Applying the standard

A rooftop solar energy generation area must be provided with a minimum area specified in Table B5-3 and minimum dimension of 1.7 metres.

The rooftop solar energy generation area must be:

- Orientated north, west or east.
- Positioned high on the roofline.
- Free of obstructions.

If an existing building overshadows the building from the North, the East and West will be better locations for energy generation.



ROOF SOLAR GENERATION SCHEDULE:

UNIT 1, UNIT 12

REQUIRED AREA: 34.0 m^2
PROPOSED AREA: 42.9 m^2

AREA INCLUSION

UNITS 2 - 6

REQUIRED AREA: 26.0 m^2
PROPOSED AREA: 37.1 m^2

POTENTIAL SOLAR PANEL GENERATION LOCATIONS (NOT PROPOSED)

UNITS 7 - 9

REQUIRED AREA: 26.0 m^2
PROPOSED AREA: 37.7 m^2

UNITS 10 - 11

REQUIRED AREA: 26.0 m^2
PROPOSED AREA: 29.1 m^2

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ROOF PLAN

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

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GROUND FLOOR PLAN CROSS-FLOW VENTILATION DIAGRAMS
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Standard B3-10 Natural ventilation

Why this is important

This standard ensures occupants can effectively manage the natural ventilation of their dwellings to improve air quality, reduce the build-up of indoor pollutants and regulate indoor temperatures.

Natural ventilation objectives

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standard B3-10

Dwelling (other than a dwelling in or forming part of an apartment development)

Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Dwelling in or forming part of an apartment development

At least 40 per cent of dwellings in or forming part of an apartment development have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation, slope and wind exposure of the site.

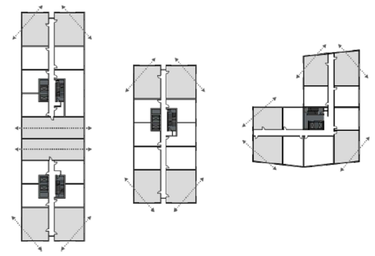
Applying the standard

A breeze path is measured as a sequence of straight line segments measured from the centreline of openings.

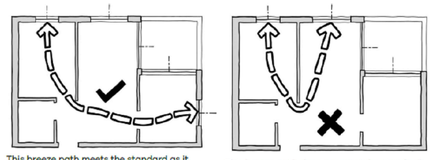
A minimum of one breeze path needs to be nominated.

Refer to the National Construction Code further guidance for minimum ventilation requirements.

Configure floorplates with corner or through apartments to achieve effective cross ventilation.



Windows must be located on different orientations of a dwelling.



This breeze path meets the standard as it measures 15 metres between the centre of similar sized windows on different orientations of the apartment.

This breeze path does not meet the standard as it is between two windows on the same orientation.

Effective cross ventilation is achieved when the inlet and outlet have approximately the same area allowing air to be drawn through the apartment using opposite air pressures on each side of the building.

NORTH

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CROSS-FLOW VENTILATION DIAGRAMS

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

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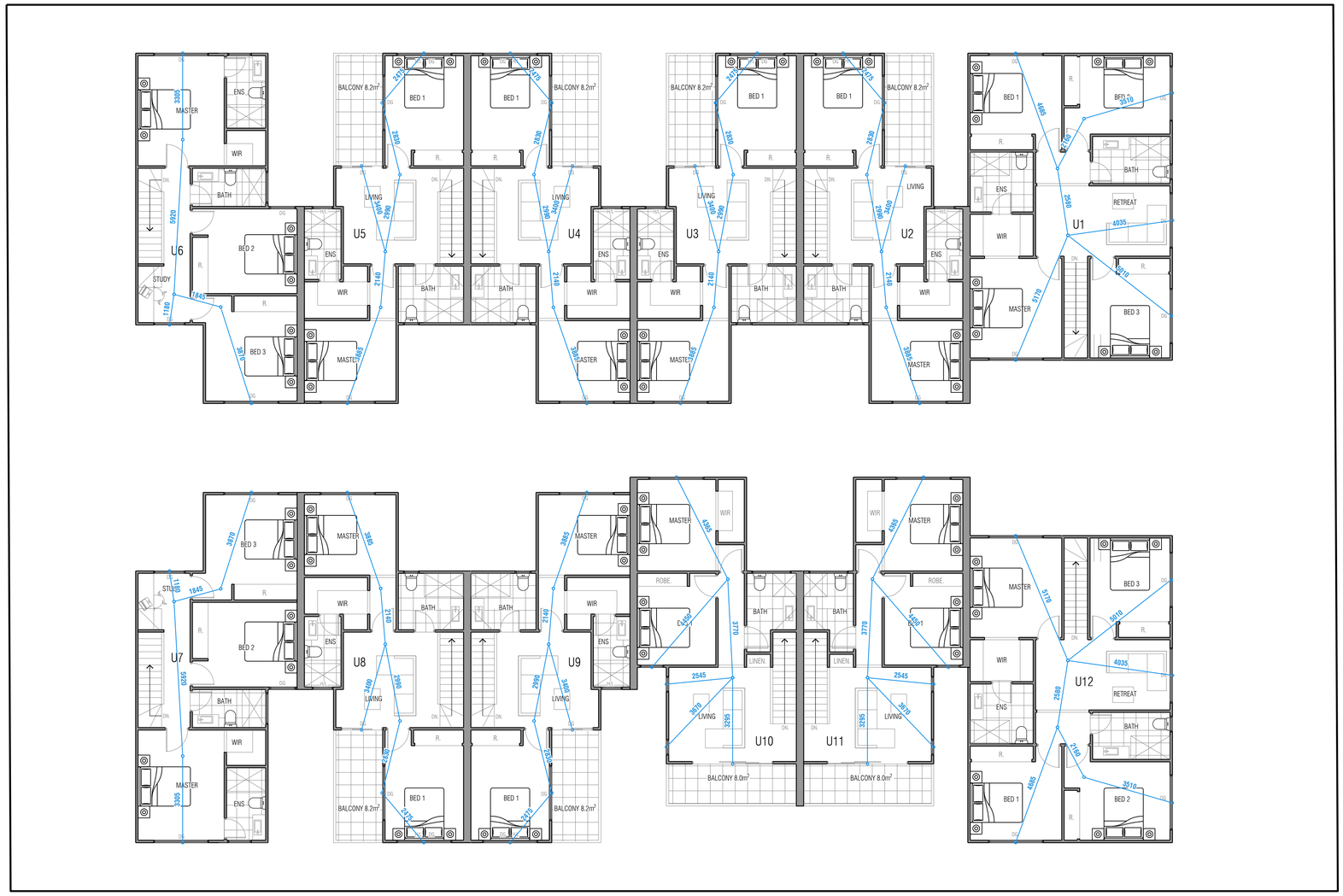

FIRST FLOOR PLAN CROSS-FLOW VENTILATION DIAGRAMS
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To allow occupants to effectively manage natural ventilation of dwellings.

Standard B3-10

Dwelling (other than a dwelling in or forming part of an apartment development)

Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Dwelling in or forming part of an apartment development

At least 40 per cent of dwellings in or forming part of an apartment development have openable windows, doors or other ventilation devices in external walls of the building that provide:

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- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation, slope and wind exposure of the site.

Applying the standard

A breeze path is measured as a sequence of straight line segments measured from the centreline of openings.

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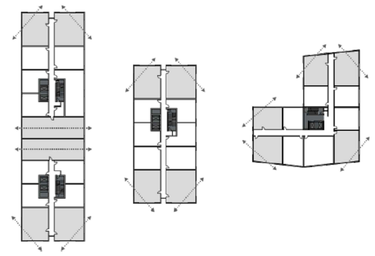

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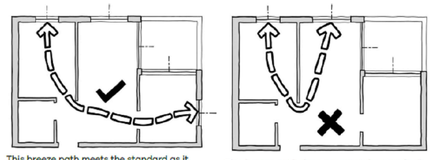

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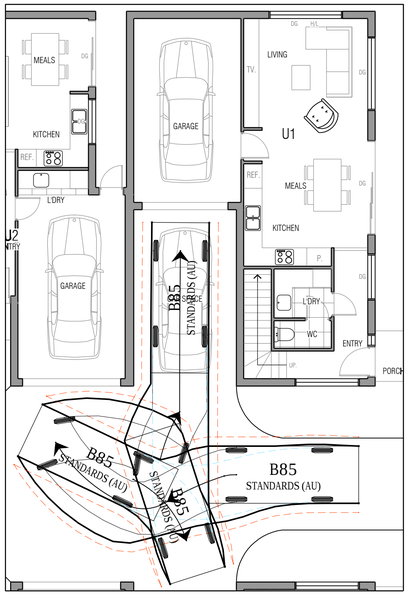
CROSS-FLOW VENTILATION DIAGRAMS

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

TP09
REV_



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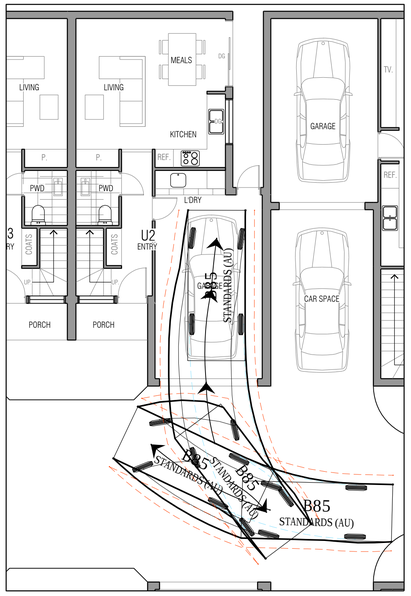

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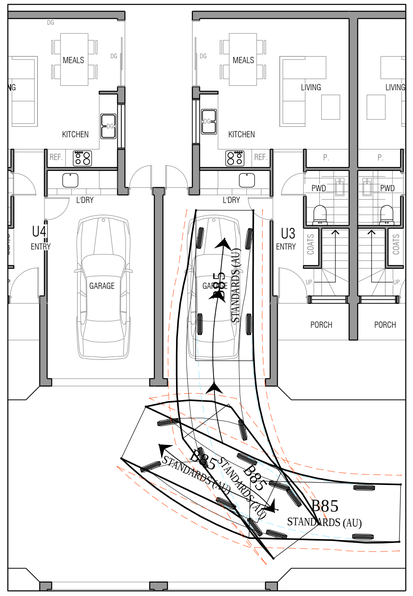

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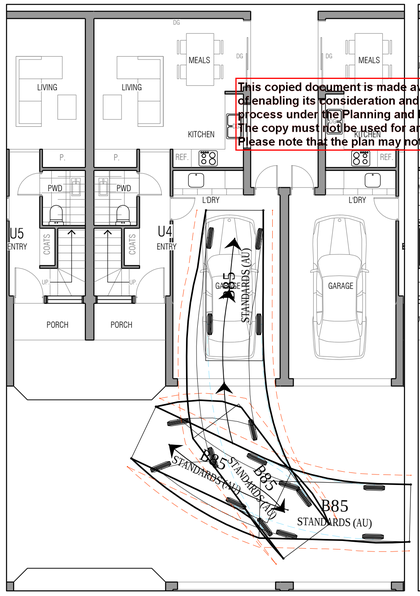

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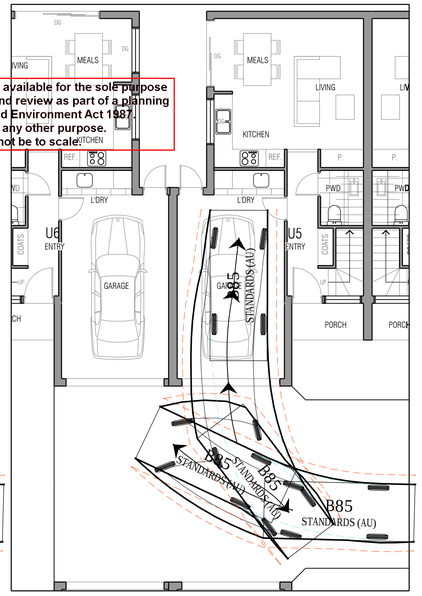

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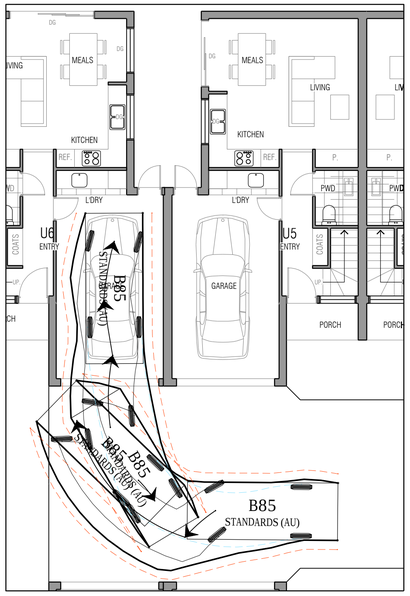

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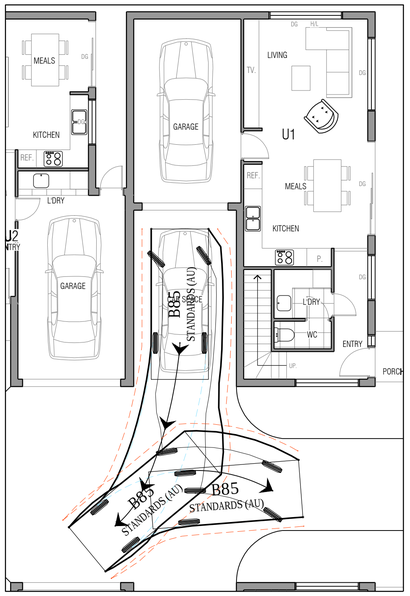

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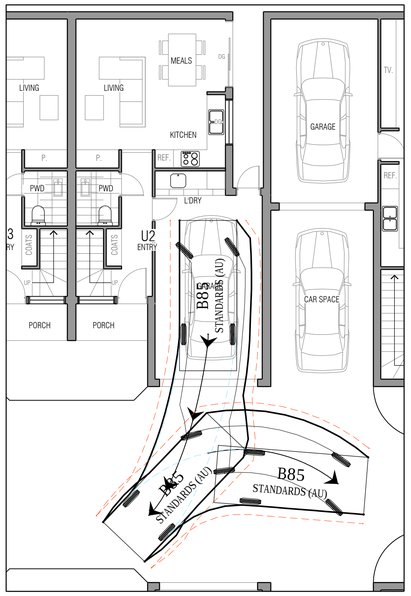

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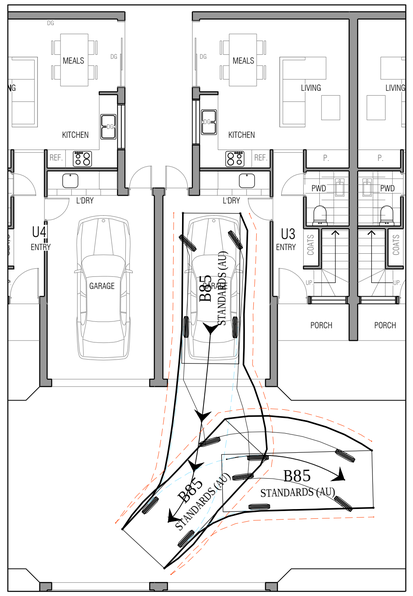

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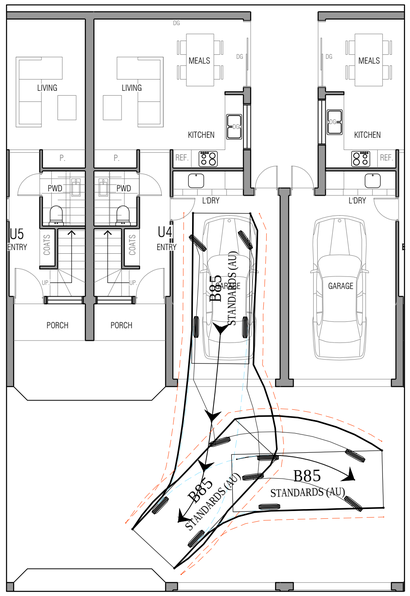

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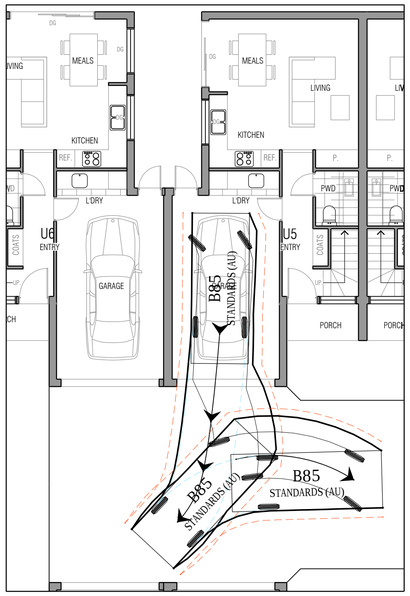

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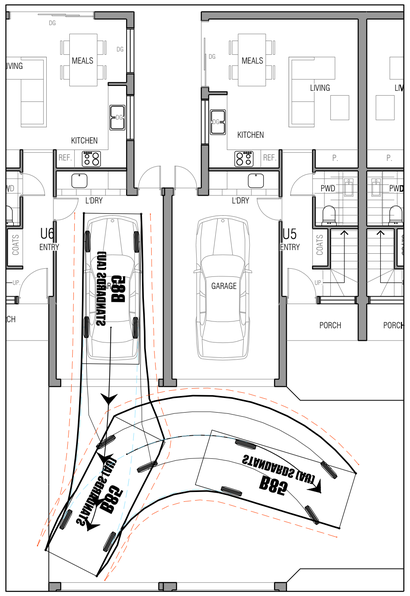

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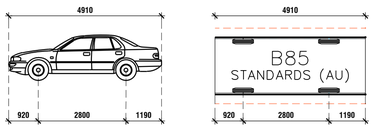
STANDARD B85 DETAIL:

SCALE 1:100



B85	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0 s
Steering Angle	: 34.0 DEG

300mm CLEARANCE

VEHICLE OVERHANG

ALL TURNING CIRCLES PROVIDED BY AutoTURN

SWEPT PATH NOTES:

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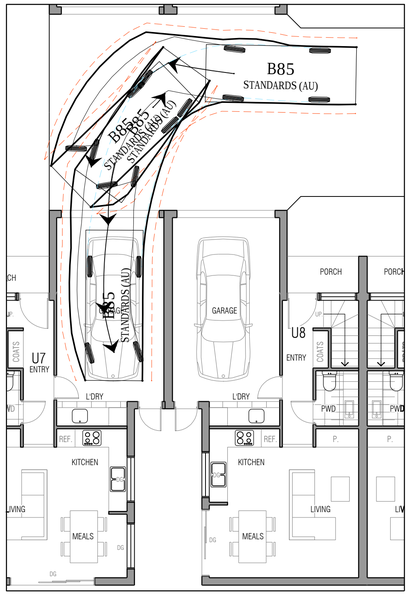
SWEPT PATH DIAGRAMS

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

SP01
REV_



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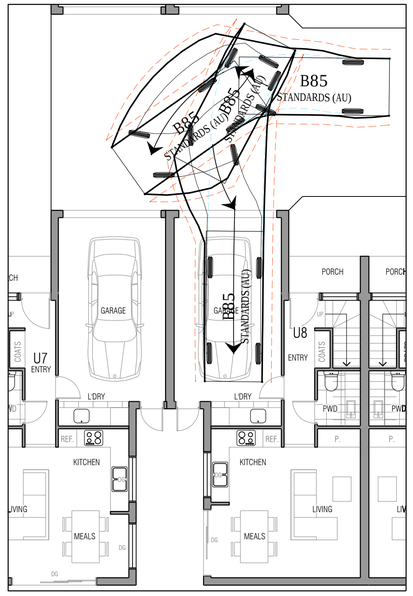

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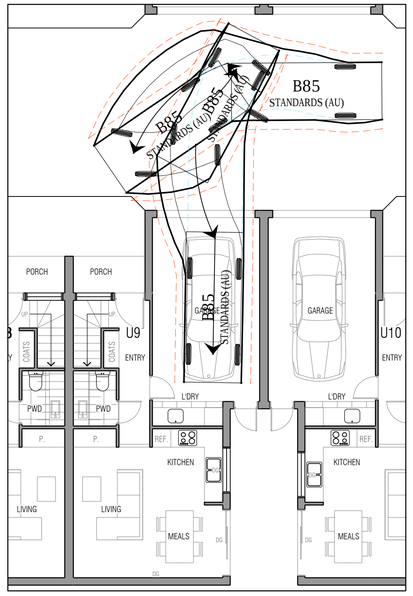

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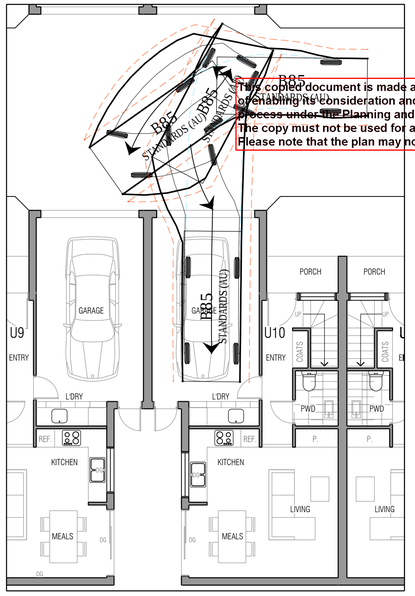

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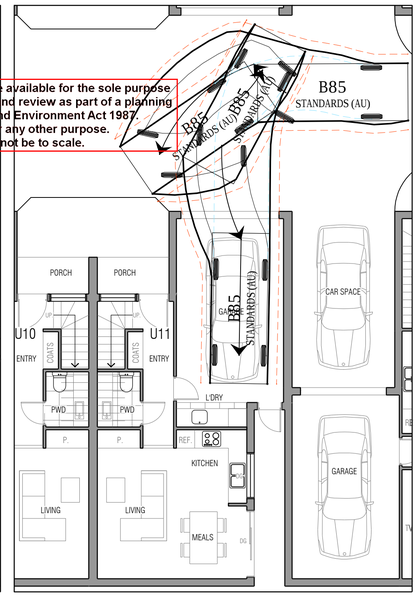

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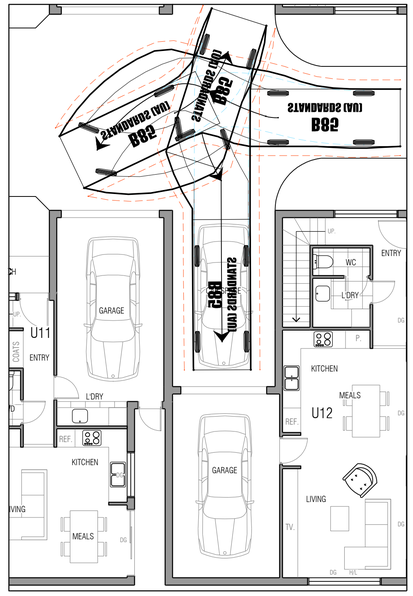

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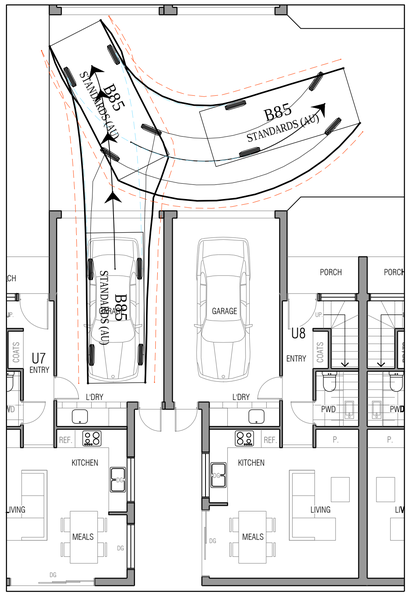

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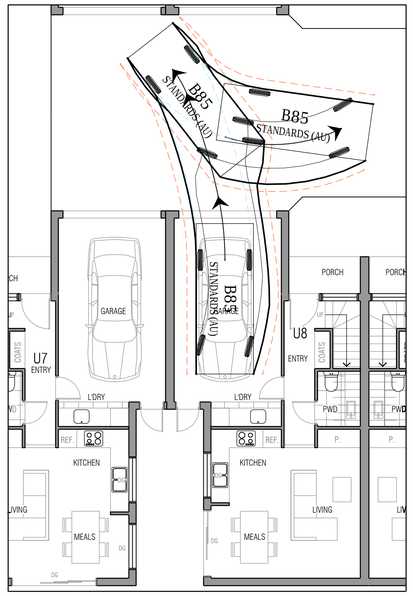

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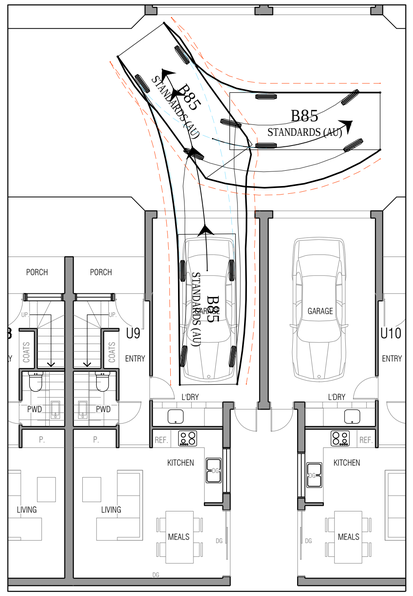

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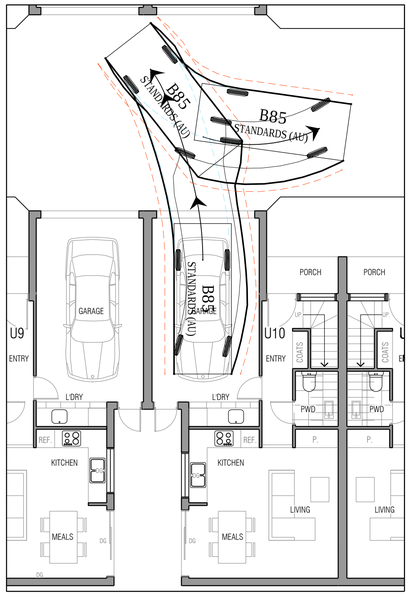

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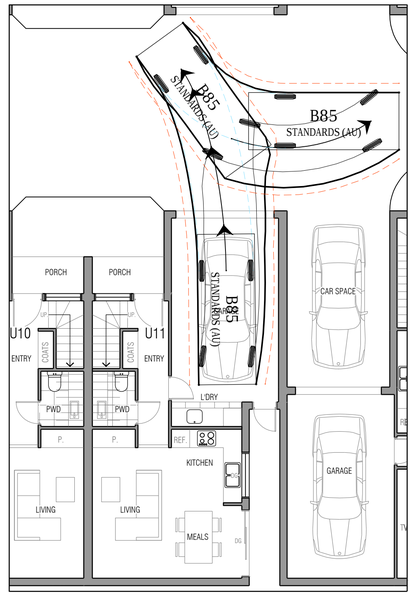

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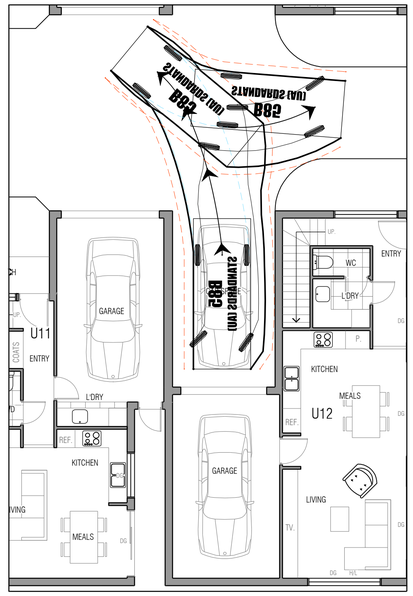

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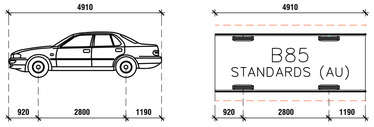

ALL TURNING CIRCLES PROVIDED BY AutoTURN

B85	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0 s
Steering Angle	: 34.0 DEG

300mm CLEARANCE

VEHICLE OVERHANG

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SWEPT PATH DIAGRAMS

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

SP02
REV_

WSUD PLAN

SCALE 1:100

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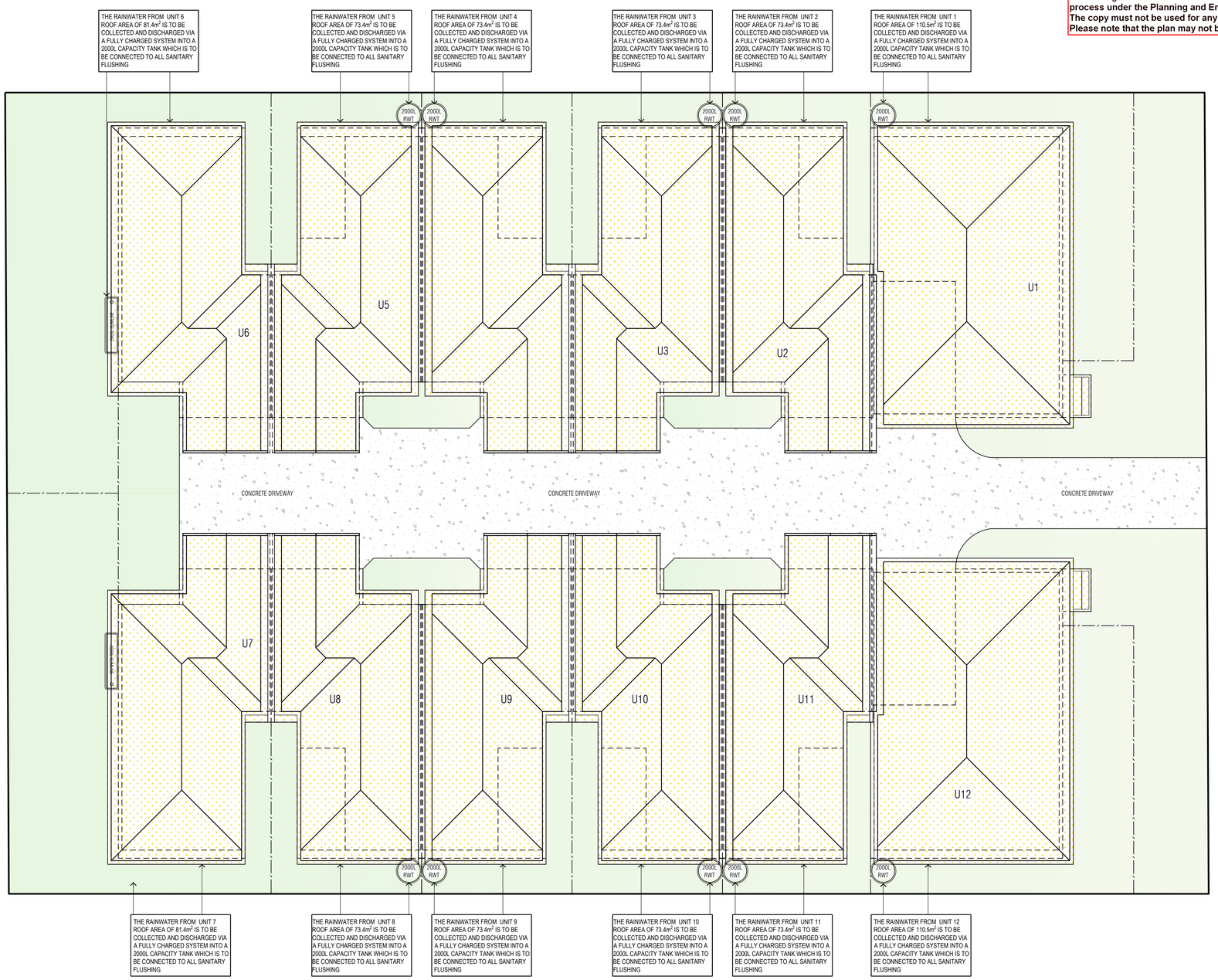

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AREA SCHEDULE:

UNIT 1, UNIT 12

GROUND FLOOR AREA:		54.4 m^2
FIRST FLOOR AREA:		92.2 m^2
GARAGE:		24.1 m^2
PORCH:		2.1 m^2
TOTAL AREA:	18.6 SQ	172.8 m^2
TOTAL POS:		83.6 m^2
SPOS:		42.0 m^2

UNIT 2 - UNIT 11

GROUND FLOOR AREA:		39.0 m^2
FIRST FLOOR AREA:		62.0 m^2
BALCONY:		8.2 m^2
GARAGE:		25.6 m^2
PORCH:		2.9 m^2
TOTAL AREA:	14.8 SQ	137.7 m^2
TOTAL POS:		23.3 m^2
SPOS (BALCONY):		8.2 m^2

SITE

SITE AREA:		1717.6 m^2
SITE COVERAGE:	54.4%	935.6 m^2
SITE PERMEABILITY:	35.1%	603.0 m^2
GARDEN AREA:	35.0%	601.1 m^2

LEGEND

- CONCRETE SURFACE - UNTREATED
- ROOF AREA TO RAINWATER TANK
- ROOF AREA UNTREATED
- RAINWATER TANKS TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
- PERMEABLE SURFACE

MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS)

RAINWATER TANKS:	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.

WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS IN EACH DWELLING

GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS.

THE OVERFLOW SYSTEMS FOR ALL RAINWATER TANKS MUST BE GRAVITY FED TO THE LEGAL POINT OF DISCHARGE AND NOT SERVICED BY OVERFLOW PUMPS

THE TANKS MUST BE USED ONLY FOR REUSE WITHIN THE DWELLINGS, AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS)

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

GRAVITY FED SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAINGARDENS.

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

BUILD THE RAINGARDEN CLOSE TO THE WATER SOURCE. THIS WILL HELP MINIMISE THE ADDITIONAL PLUMBING NEEDED TO BRING WATER TO THE RAINGARDEN.

RAINGARDEN MUST BE FULLY LINED AND HAVE OVERFLOW PLUMBED INTO THE STORMWATER SYSTEM.

FOR EXCAVATION AND CLEARANCE REFER TO BUILDING A RAINGARDEN INSTRUCTION SHEET, RAINGARDENS MUST BE BUILT TO MELBOURNE WATER REQUIREMENTS

MAINTENANCE OF WSUD TREATMENTS INCLUDING RAIN WATER TANKS , RAINGARDENS ETC ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES

Project # 67303971
15-17 Eyre Street, Westmeadows
Liam Cassar - liam@planninganddesign.com.au
15-17 Eyre St, Westmeadows VIC 3049, Australia
21 April 2026 10:07 a.m.

BLUE FACTOR.

15-17 Eyre Street, Westmeadows

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

152% SCORE

Project details

Name	15-17 Eyre Street, Westmeadows
Project ID	67303971
Street address	15-17 Eyre St, Westmeadows VIC 3049, Australia
Municipality	Hume
Site area	1717.6 m^2
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	67%	>29%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%	✗
Total suspended solids (%)	73%	>80%	✗
Total phosphorus (%)	71%	>45%	✓
Total nitrogen (%)	68%	>45%	✓
Total gross pollutants (%)	84%	>70%	✓

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WSUD PLAN

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

WSUD REV_

Project # 67303971
15-17 Eyre Street, Westmeadows
Liam Cassar - liam@planningadvice.com.au
15-17 Eyre St, Westmeadows VIC 3049, Australia
21 April 2026 10:07 a.m.

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15-17 Eyre Street, Westmeadows

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

152%
SCORE

Project details

Name	15-17 Eyre Street, Westmeadows
Project ID	67303971
Street address	15-17 Eyre St, Westmeadows VIC 3049, Australia
Municipality	Hume
Site area	1717.6 m^2
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	67%	>29%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%	✗
Total suspended solids (%)	73%	>80%	✗
Total phosphorus (%)	71%	>45%	✓
Total nitrogen (%)	68%	>45%	✓
Total gross pollutants (%)	84%	>70%	✓

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Configuration 1

Unit 1 Roof 1 - Rainwater Tank 110.5m2

Unit 1 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2

Configuration 2

Unit 2 Roof 1 - Rainwater Tank 73.4m2

Unit 2 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2

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Configuration 3

Unit 3 Roof 1 - Rainwater Tank 73.4m2

Unit 3 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2

Configuration 4

Unit 4 Roof 1 - Rainwater Tank 73.4m2

Unit 4 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2

Configuration 5

Unit 5 Roof 1 - Rainwater Tank 73.4m2

Unit 5 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2

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Configuration 6

Unit 6 Roof 1 - Rainwater Tank 81.4m2

Unit 6 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2

Configuration 7

Unit 7 Roof 1 - Rainwater Tank 81.4m2

Unit 7 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2

Configuration 8

Unit 8 Roof 1 - Rainwater Tank 73.4m2

Unit 8 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2

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Configuration 9

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Unit 9 Roof 1 - Rainwater Tank 73.4m2

Unit 9 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2

Configuration 10

Unit 10 Roof 1 - Rainwater Tank 73.4m2

Unit 10 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2

Configuration 11

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Unit 11 Roof 1 - Rainwater Tank 73.4m2

Unit 11 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2

Configuration 12

Unit 12 Roof 1 - Rainwater Tank 110.5m2

Unit 12 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2

Catchments

Unit 1 Roof 1 - Rainwater Tank 110.5m2

Unit 2 Roof 1 - Rainwater Tank 73.4m2

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Unit 3 Roof 1 - Rainwater Tank 73.4m2

Unit 4 Roof 1 - Rainwater Tank 73.4m2

Unit 5 Roof 1 - Rainwater Tank 73.4m2

Unit 6 Roof 1 - Rainwater Tank 81.4m2

Unit 7 Roof 1 - Rainwater Tank 81.4m2

Unit 8 Roof 1 - Rainwater Tank 73.4m2

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Unit 9 Roof 1 - Rainwater Tank 73.4m2

Unit 10 Roof 1 - Rainwater Tank 73.4m2

Unit 11 Roof 1 - Rainwater Tank 73.4m2

Unit 12 Roof 1 - Rainwater Tank 110.5m2

Concrete Driveway Paved, 175.6m2

Permeable Area Pervious (garden and lawn), 571m2

Treatments

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Unit 1 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2

Unit 2 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2 — **180%**

Unit 3 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2 — **180%**

Unit 4 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2 — **180%**

Unit 5 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2 — **180%**

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Unit 6 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2 — **185%**

Unit 7 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2 — **185%**

Unit 8 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2 — **180%**

Unit 9 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2 — **180%**

Unit 10 Roof 1 - Rainwater Tank
Rainwater tank retention volume in kilolitres: 2 — **180%**

Unit 11 Roof 1 - Rainwater Tank

Rainwater tank retention volume in kilolitres: 1

180%

Unit 12 Roof 1 - Rainwater Tank

Rainwater tank retention volume in kilolitres: 2

173%

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Buildings & dwellings

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Unit 1 Residential Townhouse, 4 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	

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Unit 2 Residential Townhouse, 2 bedroom(s)

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Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	

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Unit 3 Residential Townhouse, 2 bedroom(s)

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Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	

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Unit 4 Residential Townhouse, 2 bedroom(s)

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Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	

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Unit 5 Residential Townhouse, 2 bedroom(s)

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Water sources	I want to use the average efficiency for a typical new dwelling or building
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Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	

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Unit 6 Residential Townhouse, 3 bedroom(s)

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Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	

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Unit 7 Residential Townhouse, 3 bedroom(s)

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Water sources	I want to use the average efficiency for a typical new dwelling or building
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Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	

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Unit 8 Residential Townhouse, 2 bedroom(s)

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Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	

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Unit 9 Residential Townhouse, 2 bedroom(s)

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Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	

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Unit 10 Residential Townhouse, 2 bedroom(s)

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Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	

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Unit 11 Residential Townhouse, 2 bedroom(s)

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Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	

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Unit 12 Residential Townhouse, 4 bedroom(s)

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Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m^2
• **Rainwater Tank**	0 m^2
• **Recycled Water**	0 m^2
Garden water use efficiency	

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09166 FOLIO 825

Security no : 124131048603U
Produced 30/12/2025 02:02 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 112965.
PARENT TITLE Volume 09022 Folio 285
Created by instrument LP112965 13/10/1976

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

SEE LP112965 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 15-17 EYRE STREET WESTMEADOWS VIC 3049

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 09/03/2022

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09166 FOLIO 826

Security no : 124131048802D
Produced 30/12/2025 02:06 PM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 112965.
PARENT TITLE Volume 09022 Folio 285
Created by instrument LP112965 13/10/1976

REGISTERED PROPRIETOR

[redacted]

DIAGRAM LOCATION

SEE LP112965 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 15-17 EYRE STREET WESTMEADOWS VIC 3049

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 09/03/2022

DOCUMENT END

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Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**30/12/2025 14:02**

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LP112965

EDITION 1
APPROVED 10/8/76

PLAN OF SUBDIVISION

PART OF CROWN ALLOTMENTS 3 & 4
SECTION 1
TOWNSHIP OF BROADMEADOWS
PARISH OF WILL WILL ROOK
COUNTY OF BOURKE

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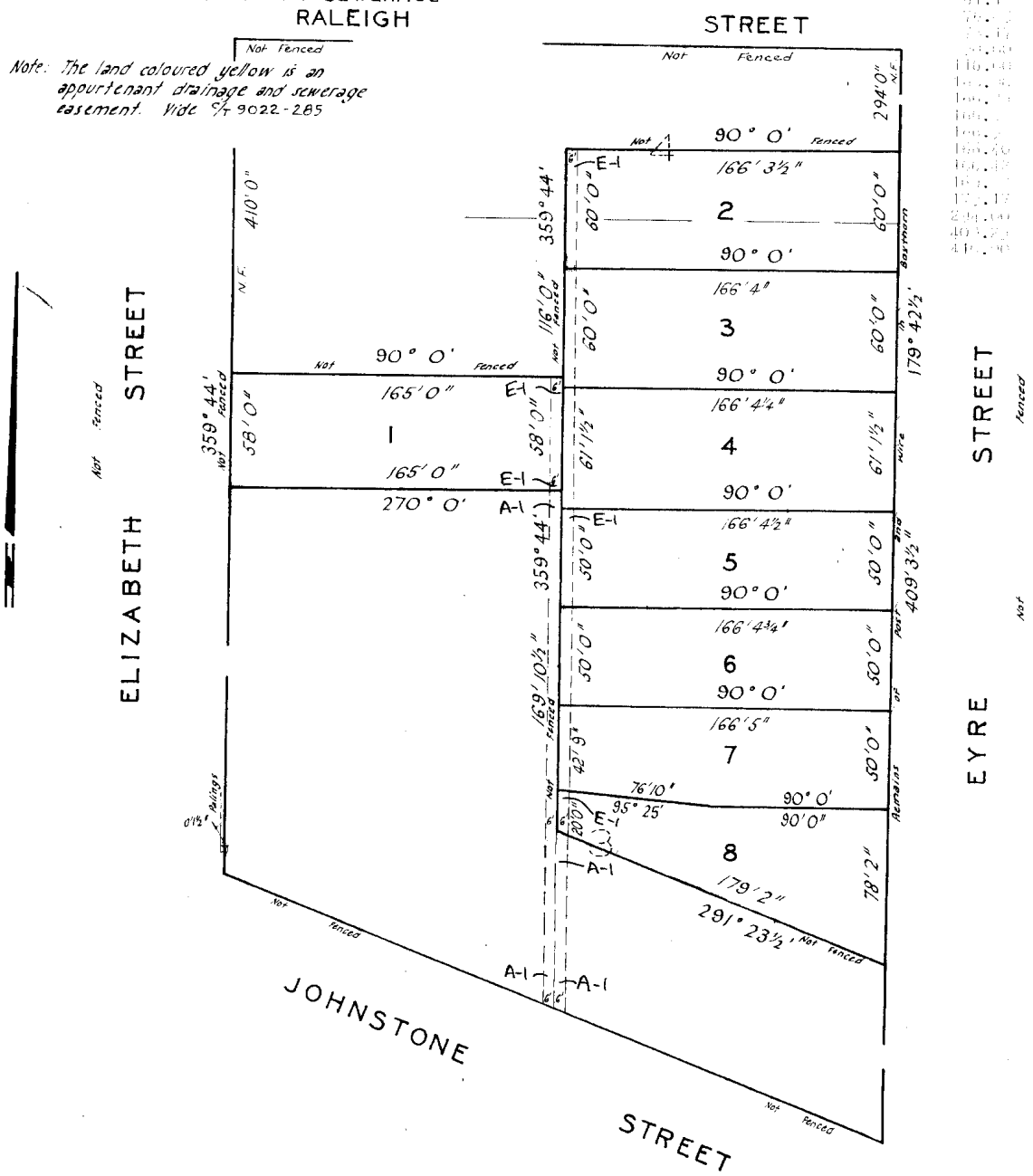
COLOUR CONVERSION
E-1 = BLUE
A-1 = YELLOW

APPROPRIATIONS
BLUE .... DRAINAGE & SEWERAGE

50 0 50 100
SCALE OF FEET
0 10 20 30 40
SCALE OF METRES



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FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

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SUBDIVISIONAL
CERTIFICATE OF TITLE V. 9022 F. 2183

FOR TITLE REFERENCES TO LOTS SEE PARCELS INDEX

LP 112965
BACK OF SHEET 1

LODGED BY GRAHAM LEDERMAN & CO

DEALING No. DATE 11 / 7 / 74

DECLARED BY NEIL A WEBSTER

ON 7 / 9 / 72

COUNCIL CITY OF BROADMEADOWS

DATE OF CONSENT 18 / 5 / 73

PLAN MAY BE LODGED / /

PLAN APPROVED. DATE 10 / 8 / 76 TIME 2:50 ~~a.m.~~ p.m

THE LAND COLOURED BLUE
IS APPROPRIATED
OR SET APART FOR
EASEMENTS OF DRAINAGE
AND SEWERAGE.

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TREEMAP
ARBORICULTURE

Arboricultural Assessment & Report

15 & 17 Eyre Street, Westmeadows

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Treemap Arboriculture
PO Box 465, Heidelberg VIC 3084
ABN 20 325 463 261
www.treemap.com.au

July 2026

Prepared for:
Planning & Design Pty Ltd

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1 Name and address of consultant

Dean Simonsen (AQF Lvl 7)
Treemap Arboriculture
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2 Instructions

2.1 The instructions provided to Treemap Arboriculture on 19/06/26 by Planning & Design Pty Ltd were to provide an Arboricultural assessment and report for trees located on or adjacent to the subject site, the subject site being 15 & 17 Eyre Street, Westmeadows.

3 Introduction

3.1 The owners of the subject site are undertaking investigations to develop the property. As part of the design and application process the owners are conducting a review of vegetation located on or adjacent to the site. This report examines the arboricultural matters associated with this vegetation.

3.2 Under the guidelines of AS4970-2025 (Australian Standard – Protection of trees on development sites), the following report would be defined as an 'Arboricultural impact assessment' (AIA). The standard indicates that '*Where works will occur in the NRZ of one or more trees an AIA report shall be prepared by the project arborist once the final development design (layout) is complete. The AIA report shall identify and discuss likely impacts on all trees; design modifications that have been considered; justifications for trees requiring removal; and any methods that should be implemented to minimize or avoid the impacts on trees that are to be retained*'.

4 Key Objectives

4.1 To undertake a general assessment of trees located on or near the subject site.

4.2 To provide an assessment of the subject trees with respect to their overall condition, structure, safety, and suitability for protection.

4.3 To provide recommendations on the suitability of the trees for protection and provide approved methods of tree protection.

5 Method

5.1 A site and tree inspection were conducted on Tuesday 28th June, 2022.

5.2 The tree assessment consisted of a visual inspection, which was undertaken with regard to modern arboricultural principles and practices. The assessment did not involve a detailed examination of below ground or internal tree parts. The assessment was undertaken from the ground of the subject site to determine tree condition and species type. Measurements were taken to establish trunk and crown dimensions. No tree samples or site soil samples were taken unless specified. Trunk diameters for trees on adjoining properties may be estimated due to site access limitations.

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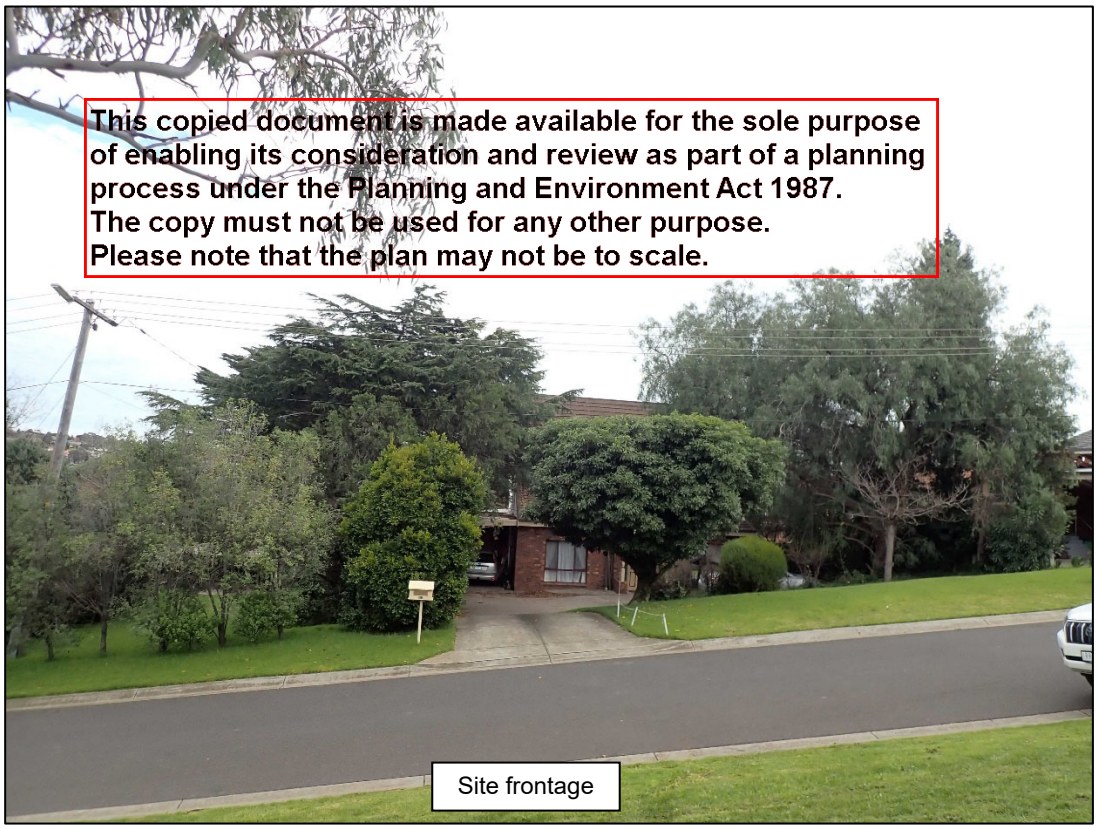
5.3 The trees have been allocated a retention value rating which combines tree condition factors with functional and aesthetic characteristics in the context of an urban landscape. The retention or preservation of trees may not depend solely on arboricultural considerations; therefore, the ratings may act as a guide to assist in decisions relating to tree management and retention.

5.4 A feature survey plan was provided by the client (Feature Survey prepared by Planning & Design P/L, no reference or date). The assessed trees have been numbered on this plan (Appendix 3).

5.5 A proposed ground floor plan was provided by the client for analysis (Ground Floor Plan prepared by prepared by Planning & Design P/L, Ref 7177, Revision dated 27/05/26). The trees have been numbered on this plan and Notional Root Zones and Structural Root Zones are indicated for specific trees (Appendix 3a).

6 Observations

6.1 The site under review presented as a double allotment with an existing dwelling, detached buildings, and multiple carports, plus a swimming pool. The site adjoins residential properties to the north, south and west. Eyre Street frontage is located to the east. The site contained ornamental trees, shrubs and weeds.



6.2 Forty-six (46) trees or shrubs were assessed in detail as part of the site review. This included 33 trees on the subject site, 4 neighbouring trees and 9 street trees. The detail of each individual tree assessment is provided in table format at Appendix 1. Tree numbers within the assessment table correspond to those provided on the site feature plan (Appendix 3).

6.3 The property is not influenced by any specific local vegetation controls under the City of Hume Planning Scheme. This is based on a planning property report for the site being obtained from www.planning.vic.gov.au/ on 19/06/26.

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6.4 The property would be influenced by Clause 52.37 (Canopy Trees) of the Victorian Planning Provisions. *A permit is required to remove, destroy or lop a canopy tree in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone.*

canopy tree means a tree that has:
a height of more than 5 metres above ground level; and
a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and
– a canopy diameter of at least 4 metres;

This does not apply:

- *If the table of exemptions in clause 52.37-8 specifically states that a permit is not required.*
- *To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) identified for assessment in an application to which clause 54, 55, 57 or 58 applies and the tree is not removed, destroyed or lopped until the permit is issued.*

  boundary canopy tree means a canopy tree if any part of its trunk is within:
  – 6 metres of the narrowest street frontage of a lot; or
  – 4.5 metres of the rear boundary of a lot;
- *To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) if the site is developed with an existing dwelling.*

6.4.1 Trees 11, 20, 21, 27, 34, 35 & 38 meet the boundary canopy tree criteria.

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6.5 Instructive formulas:

- Diameter (cm) to Circumference (m) conversion: Multiply the diameter (Appendix 1 - column DSH) by pi and divide by 100. Alternatively, recognise that 0.5m circumference equals 15.92cm diameter.
- AS4970 - The combined stem DSH is calculated using the formula:

$$\text{Total DSH} = \sqrt{(\text{DSH}_1)^2 + (\text{DSH}_2)^2 + (\text{DSH}_3)^2}$$

6.6 The proposed design indicates a twelve-unit development.

7 Discussion

The Australian Standard (AS4970:2025) – '*Protection of trees on development sites'* puts forward a process for undertaking tree inspections and reports on property where development is being considered. It recommends a preliminary assessment be undertaken to help guide planners and property owners with regard to the preservation of existing trees; that is trees that might contribute to the completed proposal. The standard points out that the preliminary report '*information is to be used by planners, architects and designers, in conjunction with any planning controls and other legislation, to develop the design layout in such a way that trees selected for retention are provided with enough space'*.

These assessments typically reveal a range of trees with varying attributes for health, structure and overall value. Some trees may be considered insignificant for their size, age, species type or condition, but they might still be considered for retention because they are situated conveniently on the site. Conversely, some trees may be exceptional for various reasons but there may be no scope for their retention because of their location or other site constraints. An objective of the tree assessment is to determine the trees that may be preferable, in terms of preservation, and to identify poor or insignificant trees that might be easily replaced or replaced with better species.

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The arborist must also exercise judgement and expertise with respect to the types of trees that are deemed suitable for retention, and they should also consider what stage the tree is at in its overall lifecycle.

The site contained ornamental trees, shrubs and weeds. The retention value of all the vegetation on the site was rated 'Low' or 'None'. The absence of any applicable local vegetation controls towards the site vegetation, plus its low quality, supports an approach whereby existing trees and shrubs should offer limited constraint to the proposed design. All of the trees and shrubs on the site are recommended for removal (Trees 10--42). A permit would be required under Clause 52.37 to remove Trees 11, 20, 21, 27, 34, 35 & 38.

Tree 11 - *Acacia melanoxylon* (Blackwood) is half dead and covered in Ivy.

Tree 20 - *Callistemon viminalis* (Weeping Bottlebrush) is a large shrub.

Tree 21 - *Cedrus deodara* (Deodar) is a medium tree with poor structure.

Tree 27 - *Schinus areira* (Peppercorn Tree) is an environmental weed.

Tree 34 - *Eucalyptus viminalis* (Manna Gum) is large tree with deteriorating health and poor structure.

Tree 35 - *Coprosma repens* (Mirror Bush) is an environmental weed.

Tree 38 - *Pittosporum tenuifolium* (Kohuhu) is hedging plant.

A factor that may influence development on the subject site will be the proposed design in the vicinity of the neighbouring trees and street trees. The Notional Root Zones and Structural Root Zones for trees located on adjoining land are illustrated on the plan at Appendix 3a.

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A factor that may influence development on the subject site will be the proposed design in the vicinity of trees on adjoining land. The Notional Root Zones and Structural Root Zones for trees on adjoining land are illustrated on the plan at Appendix 3a.

Street trees 1 & 4-9 are distant from the proposed site changes, and no harm is predicted towards them.

Street trees 2 & 3 are proposed to be removed and replaced to allow a crossover to be installed.

Neighbouring trees 43-45 are distant from the proposed site changes, and no harm is predicted towards them.

Neighbouring tree 46 - *Pittosporum tenuifolium* (Kohuhu) is a row of hedging type plants with half of the trees exposed to very marginal SRZ encroachment from a proposed retaining wall. No harm is predicted to these trees from the proposed design.

There are no other significant tree protection matters associated with trees on adjoining land.

7.1 Tree protection on development sites

The level of encroachment and the impact to specific trees can be estimated by comparing standard or modified tree protection clearances with those clearances provided to trees in the development design. The overall impact towards a specific tree will be based on the severity of encroachment into the respective tree protection zones. The degree of root activity in the Notional Root Zone can vary significantly, which can result in more or less severe impacts to trees. The most accurate means of determining root activity in these zones is to undertake subsurface root investigations, but these are often impractical. The alternative to undertaking root investigations is to assign appropriate Notional Root Zones.

This report adopts AS4970:2025, Australian Standard – *Protection of trees on development sites* as the preferred tree protection method. The method provides a **Notional Root Zone** (NRZ-

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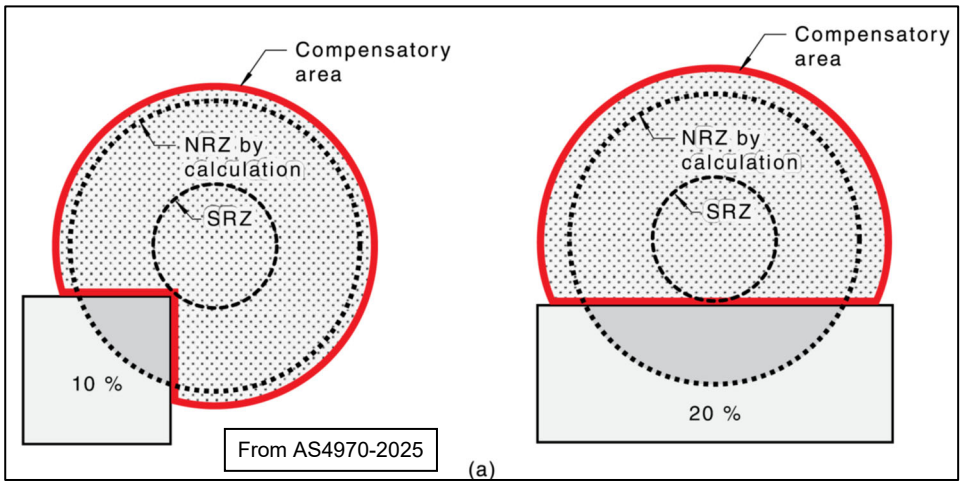
radial measurement from trunk centre) by using the width of the trunk at 1.4m above ground multiplied by 12. The prescribed NRZ distances are provided for each tree in Appendix 1 (NRZ), and they are illustrated for specific trees at Appendix 3a.

There is scope to encroach the tree protection zone by an area of 10% without further investigations. The rationale for any reduced tree protection distance is detailed in AS4970-2025 (Australian Standard – *Protection of trees on development sites*). Under various encroachment types, it is acceptable to encroach the notional root zone (NRZ) area by up to 20% before it is considered 'Major' encroachment. This can be applied if there is contiguous space around the tree for root development to occur and the Structural Root Zone is avoided.



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8 Recommendations

8.1 The retention value of all the vegetation on the site was rated 'Low' or 'None'. The absence of any applicable local vegetation controls towards the site vegetation, plus its low quality, supports an approach whereby existing trees and shrubs should offer limited constraint to the proposed design. All of the trees and shrubs on the site are recommended for removal (Trees 10--42). A permit would be required under Clause 52.37 to remove Trees 11, 20, 21, 27, 34, 35 & 38.

8.1.1 Tree 11 - *Acacia melanoxylon* (Blackwood) is half dead and covered in Ivy.

8.1.2 Tree 20 - *Callistemon viminalis* (Weeping Bottlebrush) is a large shrub.

8.1.3 Tree 21 - *Cedrus deodara* (Deodar) is a medium tree with poor structure.

8.1.4 Tree 27 - *Schinus areira* (Peppercorn Tree) is an environmental weed.

8.1.5 Tree 34 - *Eucalyptus viminalis* (Manna Gum) is large tree with deteriorating health and poor structure.

8.1.6 Tree 35 - *Coprosma repens* (Mirror Bush) is an environmental weed.

8.1.7 Tree 38 - *Pittosporum tenuifolium* (Kohuhu) is hedging plant.

8.2 Street trees 1 & 4-9 are distant from the proposed site changes, and no harm is predicted towards them.

8.3 Street trees 2 & 3 are proposed to be removed and replaced to allow a crossover to be installed.

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8.4 Neighbouring trees 43-45 are distant from the proposed site changes, and no harm is predicted towards them.

8.5 Neighbouring tree 46 - *Pittosporum undulatum* (Cheesewood) is a weed of bedding type plants with half of the trees exposed to very marginal SRZ encroachment from a proposed retaining wall. No harm is predicted to these trees from the proposed design.

8.6 Any vegetation in the study area that was not assessed as part of this report was considered insignificant, generally undesirable or sufficiently clear of any expected works.

Dean Simonsen (BAppSc *Melb.*)
Consultant Arborist

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9 References

Australian Standard AS 4970, 2025. *Protection of trees on development sites*. Standards Australia

10 Definitions

The NRZ, TPZ and SRZ are defined in AS4970-2025, Australian Standard – Protection of trees on development sites as:

Notional root zone (NRZ)

Zone enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site.

Tree protection zone (TPZ)

Specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development.

Structural root zone (SRZ)

Theoretical area around the base of a tree required for the tree's stability in the ground.

Tree (AS4970)

Long-lived woody perennial plant usually greater than 3 m in height with one or relatively few main stems or trunks or as determined by the relevant authority.

11 Expertise of Arborist to prepare report

Qualifications and expertise of consultant

- Bachelor of Applied Science, Horticulture (Plant Production) – University of Melbourne, Burnley College (AQF Lvl 7).
- Diploma of Applied Science, Horticulture (Arboriculture) – University of Melbourne, Burnley College. Dux of Arboriculture (AQF Lvl 5).
- More than 25 years of experience in the arboriculture/horticulture industry (private and local government experience).
- Consultant Arborist and Director at Tree Logic Pty Ltd from June 1999 to September 2011.
- Manager of Arboriculture – Royal Botanic Gardens, Melbourne (27 Months 1997-1999).
- Secretary for the Victorian Tree Industry Organisation (VTIO) 2007-2012.
- Financial member of the International Society of Arboriculture (ISA).
- Presented paper at the International Society of Arboriculture Conference, 2011 at Parramatta, NSW.

Expertise to prepare report

- My qualifications and experience have primarily involved the management of tree issues in the urban landscape. Specifically, this has involved hazard, general or detailed assessment of tree condition on private and public land with recommendations made on preservation strategies or remedial works.
- Tree assessments to establish tree health, tree structure and arboricultural values are core components of Treemap Arboriculture's business activities.
- Prepared in excess of 5000 development reports and 500 Tree Management Plans.

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- I have experience at Victorian Civil Administrative Tribunal and the magistrate's court as an expert witness on arboricultural matters.
- I have inspected and assessed well over one hundred thousand trees and managed assessment programs for at least ten times as many.

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Appendix 1

Tree Assessment Table

No	Species	Common Name	DSH (cm)	NRZ AS4970 (m)	SRZ AS4970 (m)	HxW (m)	Age	Health	Structure	Form	Comment	Tree Type	Retention value	Recommend
1	*Prunus* sp.	Cherry, Peach, Plum	8	2.00	1.50	2.8x2	Semi-mature	Fair	Fair to Poor	Minor asymmetry		Exotic deciduous	Low	Street tree
2	*Pittosporum undulatum*	Sweet Pittosporum	50	6.00	2.57	4x6	Semi-mature	Fair	Poor	Manipulated	Powerline pruned, Woody weed	Victorian native	None	Street tree
3	*Syzygium smithii*	Lilly Pilly	14	2.00	1.51	3x2	Semi-mature	Fair	Poor	Minor asymmetry		Victorian native	Low	Street tree
4	*Pittosporum tenuifolium*	Kohuhu	10	2.00	1.50	4x2	Semi-mature	Fair	Poor	Minor asymmetry		Exotic evergreen	Low	Street tree
5	*Pittosporum tenuifolium*	Kohuhu	10	2.00	1.50	4x2	Semi-mature	Fair	Poor	Minor asymmetry		Exotic evergreen	Low	Street tree
6	*Pittosporum tenuifolium*	Kohuhu	10	2.00	1.50	4x2	Semi-mature	Fair	Poor	Minor asymmetry		Exotic evergreen	Low	Street tree
7	*Pittosporum tenuifolium*	Kohuhu	10	2.00	1.50	4x2	Semi-mature	Fair	Poor	Minor asymmetry		Exotic evergreen	Low	Street tree
8	*Pittosporum tenuifolium*	Kohuhu	10	2.00	1.50	4x2	Semi-mature	Fair	Poor	Minor asymmetry		Exotic evergreen	Low	Street tree
9	*Schinus areira*	Peppercorn Tree	31,21 (37.4)	4.49	2.28	7x6	Semi-mature	Fair	Fair to Poor	Minor asymmetry	Woody weed	Exotic evergreen	None	Street tree
10	*Cotoneaster glaucophyllus*	Grey-leafed Cotoneaster	20	2.40	1.75	4x6	Semi-mature	Fair	Poor	Minor asymmetry	Woody weed	Exotic evergreen	None	Remove
11	*Acacia melanoxylon*	Blackwood	30	3.60	2.08	6x6	Maturing	Poor	Very Poor	Asymmetric	Half dead, ivy covered	Victorian native	None	Remove
12	*Juniperus scopulorum* 'Skyrocket'	Skyrocket Juniper	14,8 (16.1)	2.00	1.60	4.5x4	Semi-mature	Poor	Poor	Asymmetric		Exotic conifer	Low	Remove
13	*Prunus cerasifera*	Cherry-plum	14	2.00	1.51	5x5	Semi-mature	Poor	Poor	Asymmetric	Woody weed	Exotic deciduous	None	Remove
14	*Juniperus scopulorum* 'Skyrocket'	Skyrocket Juniper	17	2.04	1.64	5x3	Semi-mature	Fair to Poor	Fair	Minor asymmetry		Exotic conifer	Low	Remove

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Appendix 1

No	Species	Common Name	DSH (cm)	NRZ AS4970 (m)	SRZ AS4970 (m)	HxW (m)	Age	Health	Structure	Form	Comment	Tree Type	Retention value	Recommend
15	*Juniperus scopulorum* 'Skyrocket'	Skyrocket Juniper	12	2.00	1.50	4x3	Semi-mature	Poor	Poor	Asymmetric		Exotic conifer	Low	Remove
16	*Juniperus scopulorum* 'Skyrocket'	Skyrocket Juniper	12,12 (17)	2.04	1.64	4x5	Semi-mature	Fair to Poor	Very Poor	Asymmetric	Propped	Exotic conifer	Low	Remove
17	*Juniperus scopulorum* 'Skyrocket'	Skyrocket Juniper	20	2.40	1.75	4x5	Semi-mature	Fair to Poor	Very Poor	Asymmetric	Propped	Exotic conifer	Low	Remove
18	*Juniperus scopulorum* 'Skyrocket'	Skyrocket Juniper	15	2.00	1.55	5x4	Semi-mature	Fair	Poor	Asymmetric		Exotic conifer	Low	Remove
19	*Thuja plicata*	Western Red Cedar	14	2.00	1.51	4x4	Semi-mature	Poor	Poor	Asymmetric		Exotic conifer	Low	Remove
20	*Callistemon viminalis*	Weeping Bottlebrush	16,12,12 (23.3)	2.80	1.87	7x5	Semi-mature	Poor	Poor	Asymmetric		Australian native	Low	Remove
21	*Cedrus deodara*	Deodar	55	6.60	2.68	11x13	Semi-mature	Fair	Poor	Minor asymmetry		Exotic conifer	Low	Remove
22	*Cedrus deodara*	Deodar	55	6.60	2.68	13x13	Semi-mature	Fair	Fair to Poor	Minor asymmetry	Overhangs house mostly	Exotic conifer	Low	Remove
23	*Prunus cerasifera*	Cherry-plum	20,15 (25)	3.00	1.92	5.5x6	Semi-mature	Fair	Poor	Minor asymmetry	Woody weed	Exotic deciduous	None	Remove
24	*Prunus* 'Cheal's Weeping'	Weeping Japanese Cherry	19	2.28	1.71	3x4	Semi-mature	Fair to Poor	Poor	Minor asymmetry		Exotic deciduous	Low	Remove
25	*Callistemon* 'Kings Park Special'	King's Park Special Bottlebrush	15	2.00	1.55	5.5x4	Semi-mature	Poor	Poor	Asymmetric		Australian native	Low	Remove
26	*Cupressus sempervirens*	Italian Cypress	25	3.00	1.92	11x2	Semi-mature	Fair to Poor	Fair to Poor	Minor asymmetry		Exotic conifer	Low	Remove
27	*Schinus areira*	Peppercorn Tree	55	6.60	2.68	9x9	Semi-mature	Fair to Poor	Fair to Poor	Asymmetric	Woody weed	Exotic evergreen	None	Remove
28	*Schinus areira*	Peppercorn Tree	80,29,26, 26,25 (96)	11.52	3.39	12x15	Maturing	Fair	Poor	Minor asymmetry	Woody weed	Exotic evergreen	None	Remove

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Appendix 1

No	Species	Common Name	DSH (cm)	NRZ AS4970 (m)	SRZ AS4970 (m)	HxW (m)	Age	Health	Structure	Form	Comment	Tree Type	Retention value	Recommend
29	*Schinus areira*	Peppercorn Tree	33	3.96	2.16	9x9	Semi-mature	Fair	Fair to Poor	Asymmetric	Woody weed	Exotic evergreen	None	Remove
30	*Cedrus deodara*	Deodar	40	4.80	2.34	11x11	Semi-mature	Fair to Poor	Fair to Poor	Minor asymmetry		Exotic conifer	Low	Remove
31	*Cupressus macrocarpa*	Monterey Cypress	90	10.80	3.30	12x12	Semi-mature	Fair to Poor	Very Poor	Manipulated	Previously lopped	Exotic conifer	Low	Remove
32	*Prunus cerasifera*	Cherry-plum	15	2.00	1.55	3x2	Semi-mature	Fair	Very Poor	Manipulated	Woody weed	Exotic deciduous	None	Remove
33	*Cupressus macrocarpa*	Monterey Cypress	150	15.00	4.08	17x18	Maturing	Fair	Poor	Minor asymmetry	Multiple major limb failures, Broken hanging branches	Exotic conifer	Low	Remove
34	*Eucalyptus viminalis*	Manna Gum	80	9.60	3.14	17x14	Maturing	Fair to Poor	Poor	Minor asymmetry	Crowded branch attachments	Victorian native	Low	Remove
35	*Coprosma repens*	Mirror Bush	20,20,10, 10 (31.6)	3.79	2.12	6x6	Maturing	Fair	Poor	Asymmetric	Woody weed	Exotic evergreen	None	Remove
36	*Pittosporum tenuifolium*	Kohuhu	7	2.00	1.50	4x1	Semi-mature	Fair	Poor	Asymmetric		Exotic evergreen	Low	Remove
37	*Pittosporum tenuifolium*	Kohuhu	7	2.00	1.50	5x1	Semi-mature	Fair	Poor	Asymmetric		Exotic evergreen	Low	Remove
38	*Pittosporum tenuifolium*	Kohuhu	17	2.04	1.64	6x4	Semi-mature	Fair	Poor	Asymmetric		Exotic evergreen	Low	Remove
39	*Pittosporum tenuifolium*	Kohuhu	13	2.00	1.50	5x1	Semi-mature	Poor	Poor	Symmetric		Exotic evergreen	Low	Remove
40	*Pittosporum tenuifolium*	Kohuhu	12,12 (17)	2.04	1.64	5x3	Semi-mature	Fair	Poor	Manipulated		Exotic evergreen	Low	Remove
41	*Pittosporum tenuifolium*	Kohuhu	11,10,8 (16.9)	2.03	1.63	5x3	Semi-mature	Fair	Poor	Manipulated		Exotic evergreen	Low	Remove
42	*Pittosporum tenuifolium*	Kohuhu	12	2.04	1.64	5x3	Semi-mature	Fair	Poor	Manipulated		Exotic evergreen	Low	Remove
43	*Coprosma repens*	Mirror Bush	20	2.40	1.75	5x6	Semi-mature	Fair	Poor	Asymmetric	Woody weed	Exotic evergreen	None	Neighbour's tree

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Appendix 1

No	Species	Common Name	DSH (cm)	NRZ AS4970 (m)	SRZ AS4970 (m)	HxW (m)	Age	Health	Structure	Form	Comment	Tree Type	Retention value	Recommend
44	*Grevillea robusta*	Silky Oak	30	3.60	2.08	11x6	Semi-mature	Fair to Poor	Poor	Asymmetric	Woody weed	Australian native	None	Neighbour's tree
45	*Olea europaea*	Olive	50	6.00	2.57	6x7	Maturing	Fair	Poor	Manipulated	Previously lopped, Woody weed	Exotic evergreen	Low	Neighbour's tree
46	*Pittosporum tenuifolium*	Kohuhu	12	2.00	1.50	5x3	Semi-mature	Fair	Poor	Symmetric	X6	Exotic evergreen	Low	Neighbour's tree

*Descriptors in Appendix 2
DSH = Diameter at Standard Height in centimetres (bracketed dimension = modified diameter according to AS4970)
HxW= Height and Width of crown, in metres.
NRZ – optimum radial clearance distance as per AS4970. () = modified NRZ, NA = Not applicable
SRZ – radial clearance distance to maintain tree stability, as per AS4970.
Woody weeds determined from White, M., Cheal, D., Carr, G. W., Adair, R., Blood, K. and Meagher, D. (2018). Advisory list of environmental weeds in Victoria. Arthur Rylah Institute for Environmental Research Technical Report Series No. 287. **Department of Environment, Land, Water and Planning**, Heidelberg, Victoria

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Appendix 2
Descriptors

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Field name	Description
No.	Tree identification number. Unique numbers are assigned to each assessed individual tree or tree group.
Species	Identifies the tree using the international taxonomic classification system of binomial (or trinomial) nomenclature (genus, species, variety and cultivar).
Common Name	Provides the common name as occurs in current Australian horticultural literature. More than one common name can exist for a single tree species, or several species can share the same common name.
DSH (Diameter at standard height)	Indicates the trunk diameter (expressed in centimetres) of an individual tree measured at different levels above the existing ground level. Multiple stemmed trees are calculated using a formula to combine the stems into a single stem for protection zone calculations (AS4970:2025)
NRZ (Notional Root Zone)	Zone enclosed by a radius of 12 times DBH that is a primary trigger for arboricultural input on a development site (AS4970:2025)
SRZ (Structural Root Zone)	Theoretical radial distance in metres measured from trunk centre to maintain tree stability - (AS4970:2025)
HxW (Height x Width)	Indicates height and width of single tree and measurement generally expressed in whole metres

Age	**Description**
Young	Sapling tree and/or recently planted
Semi-mature	Tree rapidly increasing in size and yet to achieve expected size in situation
Maturing	Specimen approaching expected size in situation, with reduced incremental growth
Over-mature	Tree is senescent and in decline

Health	Term assigned that provides a broad description of the health and vigour of the tree.					
Ratings	*Good*	*Fair*	*Fair to Poor*	*Poor*	*Very poor*	*Dead*

Structure	Term assigned that provides a broad description of the structure and stability of the tree.					
Ratings	*Good*	*Fair*	*Fair to Poor*	*Poor*	*Very poor*	*Failed*

Form	**Description**
Symmetric	Evenly balanced crown
Asymmetric	Crown biased in one direction; can be minor or major
Stump re-sprout	Adventitious shoots originating from stump or trunk
Manipulated	Hedge, pollard, topiary, windrow; managed for specific landscape use or aesthetic outcome

Comment	Additional comments that provide specific detail on the condition of the tree or management requirements

Tree type	**Description**
Indigenous	Occurs naturally in the area or region of the subject site
Victorian native	Occurs naturally within some part of Victoria (not exclusively) but is not indigenous
Australian native	Occurs naturally within Australia but is not a Victorian native or indigenous
Exotic deciduous	Occurs outside of Australia and typically sheds its leaves during winter
Exotic evergreen	Occurs outside of Australia and typically holds its leaves all year round
Exotic conifer	Occurs outside of Australia and is classified as a gymnosperm
Native conifer	Occurs naturally within Australia and is classified as a gymnosperm
Palm	Woody monocotyledon
Other	Other descriptions as indicated

Retention value	Qualitative rating provided on tree based on assessment factors. Provided as a guide for management decisions.			
Ratings	*High*	*Moderate*	*Low*	*None*

Recommend	Recommended action based on condition of the tree with reference to proposed site changes							
Responses	*Retain*	*Could be retained*	*Consider removal*	*Remove*	*Street tree*	*Neighbour's Tree*	*Already removed*	*Transplant*

Descriptors reviewed annually and subject to change

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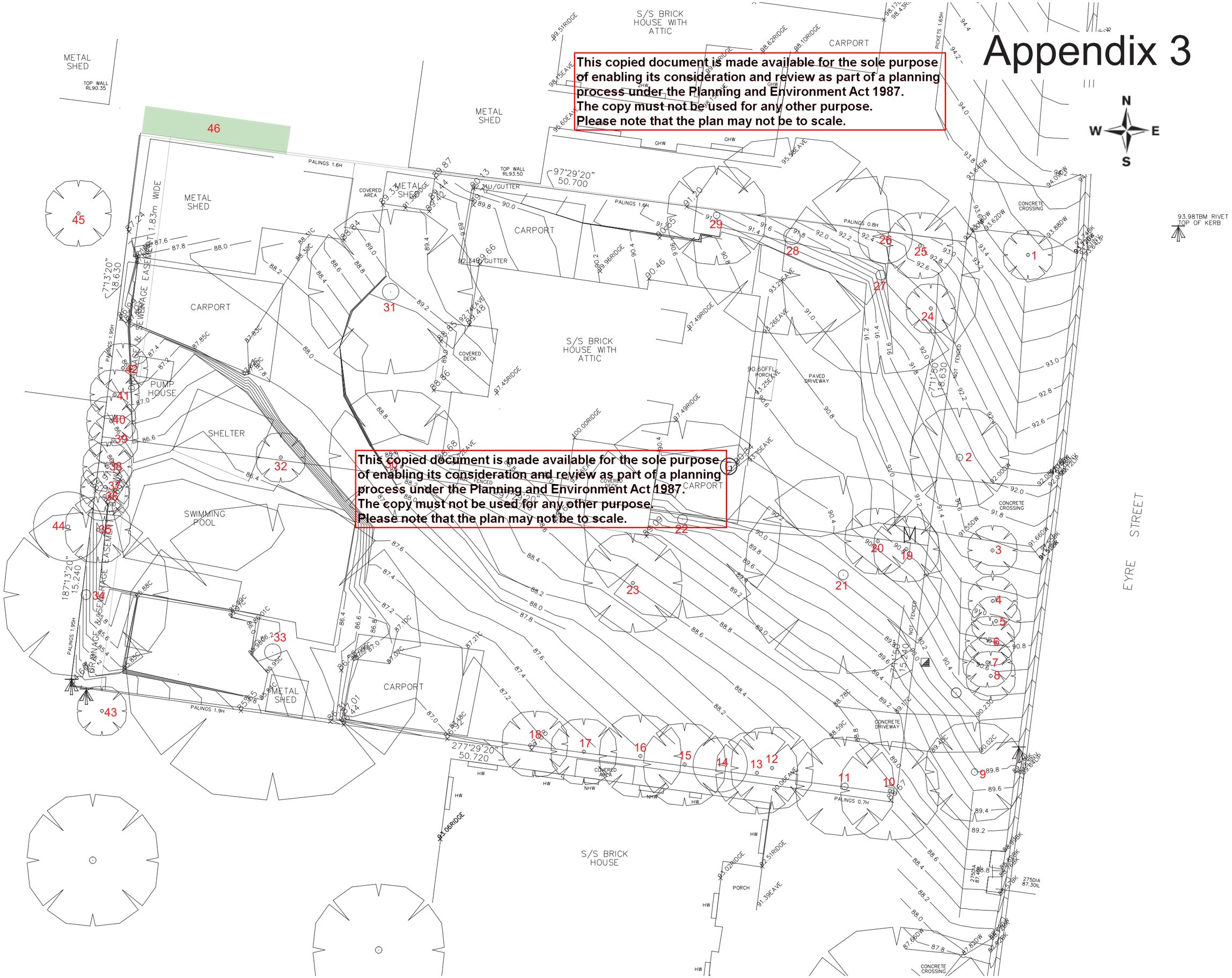
Appendix 3


N
S
E
W
93.98TBM RIVET
TOP OF KERB
EYRE STREET
S/S BRICK HOUSE WITH ATTIC
CARPORT
METAL SHED
TOP WALL RL90.35
TOP WALL RL93.50
PALINGS 1.6H
PALINGS 0.8H
PALINGS 1.95H
PALINGS 1.9H
PALINGS 0.7H
97°29'20"
50.700
277°29'20"
50.720
71°3'20"
18.630
187°13'20"
15.240
DRAINAGE EASEMENT 1.83m WIDE
DRAINAGE EASEMENT
PUMP HOUSE
SHELTER
SWIMMING POOL
COVERED AREA
COVERED DECK
PAVED DRIVEWAY
CONCRETE DRIVEWAY
CONCRETE CROSSING
NOT FENCED
S/S BRICK HOUSE
PORCH
GHW
HW
NHW
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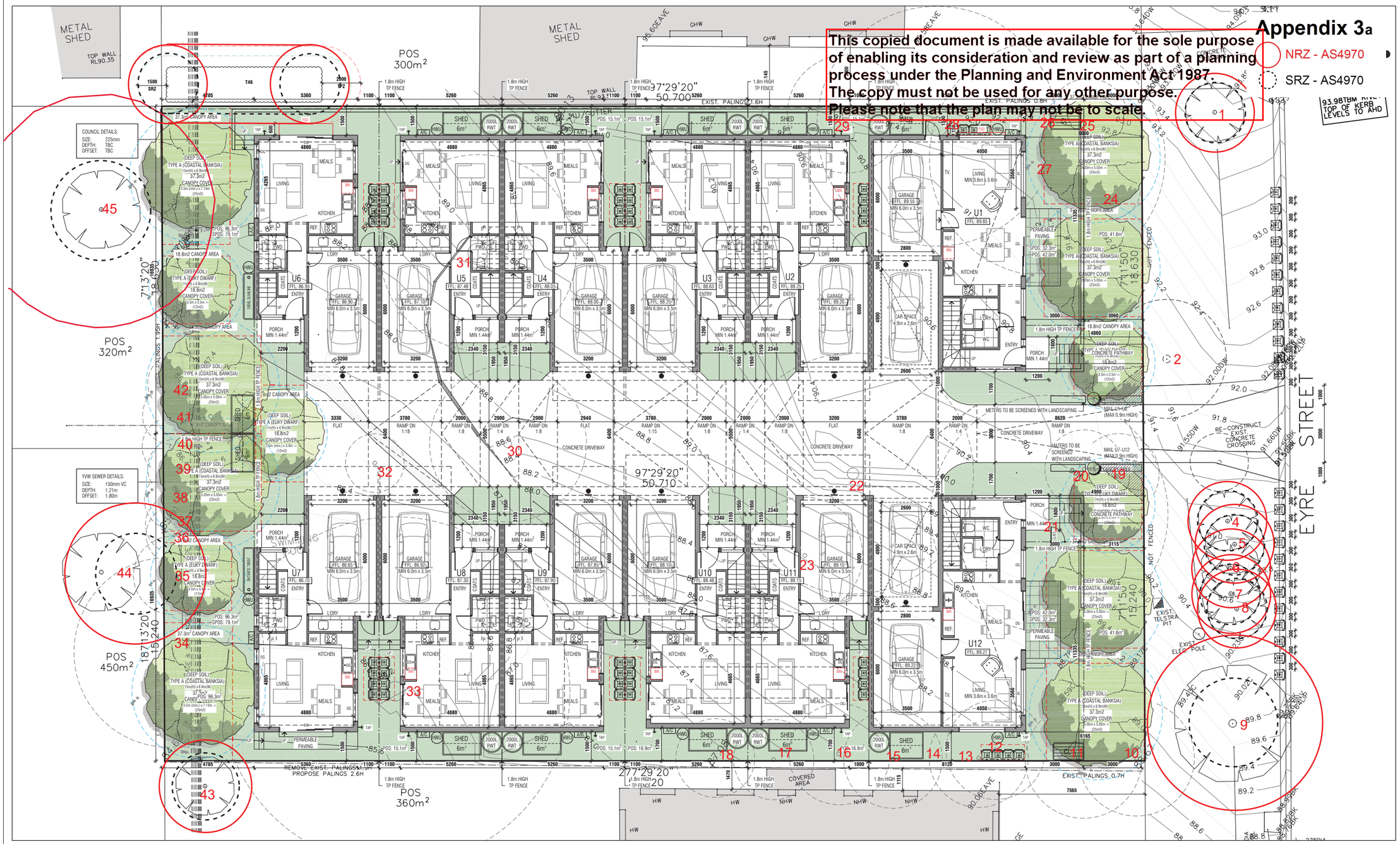
Appendix 3a

NRZ - AS4970

SRZ - AS4970



AREA SCHEDULE:

UNIT 1, UNIT 12

GROUND FLOOR AREA:		54.4 m²
FIRST FLOOR AREA:		92.2 m²
GARAGE:		24.1 m²
PORCH:		2.1 m²
TOTAL AREA:	18.6 SQ	172.8 m²
TOTAL POS:		83.6 m²
SPOS:		42.0 m²

UNITS 2-5, UNITS 8-9

GROUND FLOOR AREA:	39.0 m²
FIRST FLOOR AREA:	62.0 m²
BALCONY:	8.2 m²
GARAGE:	25.6 m²
PORCH:	2.9 m²
TOTAL AREA: 14.8 SQ	137.7 m²
TOTAL POS:	23.3 m²
SPOS (BALCONY):	8.2 m²

UNIT 6 - UNIT 7

GROUND FLOOR AREA:	39.0 m²
FIRST FLOOR AREA:	69.3 m²
GARAGE:	25.6 m²
PORCH:	2.9 m²
TOTAL AREA: 14.8 SQ	137.7 m²
TOTAL POS:	96.3 m²
SPOS:	79.1 m²

UNIT 10 - UNIT 11

GROUND FLOOR AREA:	39.0 m²
FIRST FLOOR AREA:	57.7 m²
BALCONY:	8.0 m²
GARAGE:	25.6 m²
PORCH:	2.9 m²
TOTAL AREA: 14.3 SQ	133.2 m²
TOTAL POS:	23.1 m²
SPOS (BALCONY):	8.0 m²

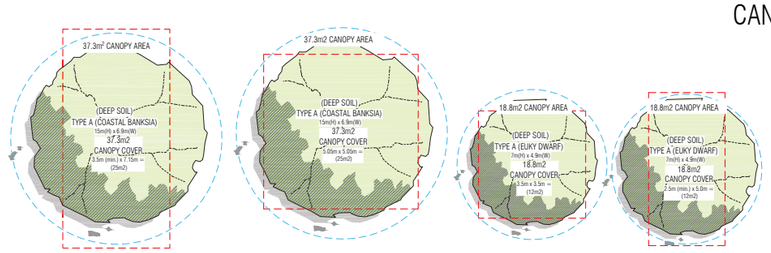
SITE

SITE AREA:		1717.6 m²
SITE COVERAGE:	54.4%	935.6 m²
SITE PERMEABILITY:	35.1%	603.0 m²
GARDEN AREA:	35.0%	601.1 m²

LEGEND:

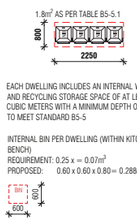
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- PROPOSED CANOPY TREE
- PROPOSED SHRUBS & PLANTS
- PROPOSED GARDEN AREA/PERMEABILITY INCLUSION (MIN 35%)
- MAIL BOXES
- PROPOSED FENCE
- CL — CLOTHESLINE (NOT REQUIRED FOR DWELLINGS WITH BALCONY)
- EXTERNAL LIGHT SENSORS
- DG — DOUBLE GLAZING
- H/L — HIGHLIGHT WINDOW (SILL HEIGHT 1.8m FROM RL)
- TAP — TAP WITH FLOOR WASTE
- HWU — HOT WATER SYSTEM UNIT
- A/C — EXTERNAL AIR CONDITIONING UNIT (PROVIDE SCREENING FROM PUBLIC VIEWING WHERE REQUIRED)
- FSD — FIXED SHADING DEVICE (REFER TO DETAIL ON ELEVATIONS)
- BIN STORAGE 1.8m² AS PER TABLE B5-5.1
- 2000L SUMLINE — 2000L RWT — RAINWATER TANK AS PER WSUD PLAN
- PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m ACROSS AND 2.5m DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO THE STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 0.90m IN HEIGHT OR MUST HAVE TRANSPARENCY OF 50%

CANOPY TREE SCHEDULE:



REQUIRED CANOPY TREE:	20.0%	343.52m²
PROPOSED CANOPY TREE:	21.7%	373.60m²

WASTE REQUIREMENTS:



EACH DWELLING INCLUDES AN INTERNAL WASTE AND RECYCLING STORAGE SPACE OF AT LEAST 0.07 CUBIC METERS WITH A MINIMUM DEPTH OF 250mm TO MEET STANDARD B5-5

INTERNAL BIN PER DWELLING (WITHIN KITCHEN BENCH)
REQUIREMENT: 0.25 x = 0.07m³
PROPOSED: 0.60 x 0.60 x 0.80 = 0.288m³

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NORTH

Revisions		
Rev	08.12.2025	ISSUE FOR TOWN-PLANNING SUBMISSION
Rev	27.05.2025	RESPONSE TO COUNCIL'S COMMENTS

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PLANNING & DESIGN

DATE	SCALE	DRAWN BY	PROJECT No.
MAY 2026	1:100 @ A1	LC	7177

GROUND FLOOR PLAN

UNIT DEVELOPMENT
15-17 EYRE STREET, WESTMEADOWS

TP01
REV_

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12. To the writer's knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writers experience and observations.

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